

Local Market Update for March 2024

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92008

Carlsbad NW

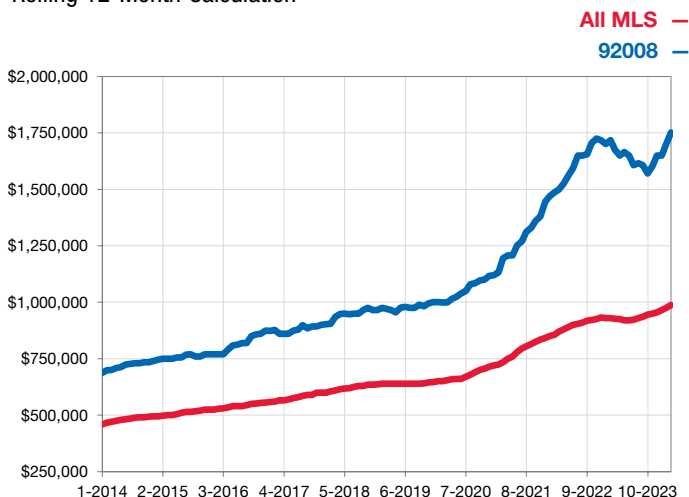
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	15	13	- 13.3%	42	49	+ 16.7%
Pending Sales	14	10	- 28.6%	31	38	+ 22.6%
Closed Sales	16	13	- 18.8%	29	31	+ 6.9%
Median Sales Price*	\$1,585,000	\$1,770,000	+ 11.7%	\$1,570,000	\$1,935,000	+ 23.2%
Percent of Original List Price Received*	100.0%	101.4%	+ 1.4%	98.2%	102.3%	+ 4.2%
Days on Market Until Sale	36	25	- 30.6%	37	22	- 40.5%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	12	21	+ 75.0%	35	39	+ 11.4%
Pending Sales	13	11	- 15.4%	27	26	- 3.7%
Closed Sales	13	11	- 15.4%	30	19	- 36.7%
Median Sales Price*	\$1,153,000	\$1,250,000	+ 8.4%	\$1,139,000	\$1,350,000	+ 18.5%
Percent of Original List Price Received*	100.5%	94.6%	- 5.9%	97.4%	94.0%	- 3.5%
Days on Market Until Sale	51	52	+ 2.0%	68	54	- 20.6%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

