

# Local Market Update for October 2021

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

## 92008

Carlsbad NW

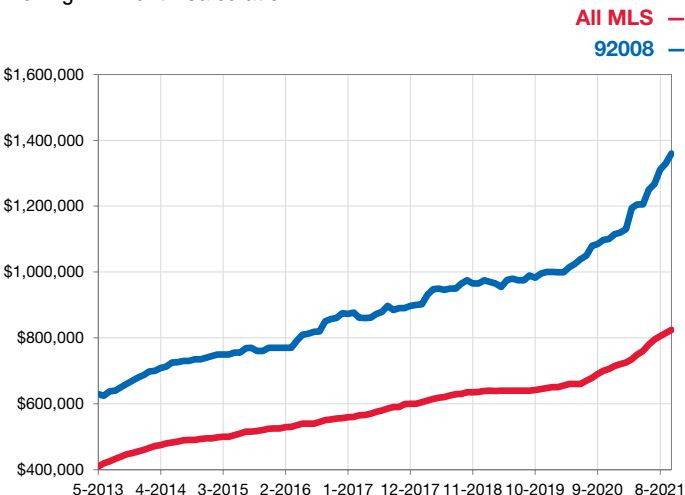
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
<b>Key Metrics</b>						
New Listings	21	12	- 42.9%	255	234	- 8.2%
Pending Sales	22	18	- 18.2%	187	205	+ 9.6%
Closed Sales	25	24	- 4.0%	171	191	+ 11.7%
Median Sales Price*	\$1,095,000	\$1,637,500	+ 49.5%	\$1,089,000	\$1,392,050	+ 27.8%
Percent of Original List Price Received*	96.6%	98.9%	+ 2.4%	98.0%	102.2%	+ 4.3%
Days on Market Until Sale	32	33	+ 3.1%	31	28	- 9.7%
Inventory of Homes for Sale	28	12	- 57.1%	--	--	--
Months Supply of Inventory	1.6	0.6	- 62.5%	--	--	--

\* 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	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
<b>Key Metrics</b>						
New Listings	27	16	- 40.7%	216	171	- 20.8%
Pending Sales	15	11	- 26.7%	129	158	+ 22.5%
Closed Sales	18	12	- 33.3%	118	149	+ 26.3%
Median Sales Price*	\$974,000	\$1,008,659	+ 3.6%	\$734,500	\$1,010,000	+ 37.5%
Percent of Original List Price Received*	96.5%	104.5%	+ 8.3%	97.0%	100.4%	+ 3.5%
Days on Market Until Sale	36	34	- 5.6%	57	49	- 14.0%
Inventory of Homes for Sale	51	15	- 70.6%	--	--	--
Months Supply of Inventory	4.4	1.0	- 77.3%	--	--	--

\* 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

