

# Local Market Update for November 2024

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

## 92008

Carlsbad NW

### Single Family

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	17	13	- 23.5%	178	234	+ 31.5%
Pending Sales	9	17	+ 88.9%	122	138	+ 13.1%
Closed Sales	8	6	- 25.0%	117	128	+ 9.4%
Median Sales Price*	\$2,211,250	\$1,862,500	- 15.8%	\$1,625,000	\$1,891,250	+ 16.4%
Percent of Original List Price Received*	91.9%	94.3%	+ 2.6%	98.2%	97.9%	- 0.3%
Days on Market Until Sale	50	65	+ 30.0%	33	34	+ 3.0%
Inventory of Homes for Sale	25	42	+ 68.0%	--	--	--
Months Supply of Inventory	2.3	3.5	+ 52.2%	--	--	--

\* 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.

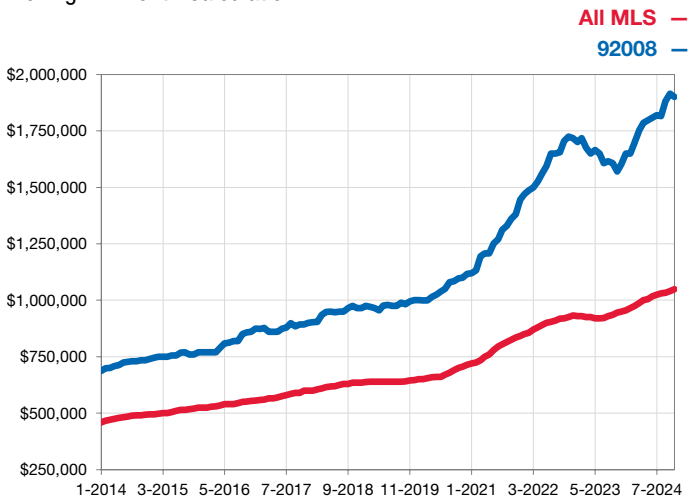
### Townhouse-Condo

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	9	8	- 11.1%	127	178	+ 40.2%
Pending Sales	8	9	+ 12.5%	93	122	+ 31.2%
Closed Sales	8	11	+ 37.5%	103	113	+ 9.7%
Median Sales Price*	\$964,500	\$1,099,140	+ 14.0%	\$1,125,000	\$1,200,000	+ 6.7%
Percent of Original List Price Received*	97.3%	95.4%	- 2.0%	97.6%	96.7%	- 0.9%
Days on Market Until Sale	22	68	+ 209.1%	41	42	+ 2.4%
Inventory of Homes for Sale	21	26	+ 23.8%	--	--	--
Months Supply of Inventory	2.3	2.5	+ 8.7%	--	--	--

\* 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

