

# Local Market Update for July 2018

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

## 92008

Carlsbad NW

Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	32	31	- 3.1%	180	221	+ 22.8%
Pending Sales	20	27	+ 35.0%	125	133	+ 6.4%
Closed Sales	18	20	+ 11.1%	114	115	+ 0.9%
Median Sales Price*	\$914,500	\$1,042,500	+ 14.0%	\$882,000	\$975,000	+ 10.5%
Percent of Original List Price Received*	97.2%	98.2%	+ 1.0%	97.2%	97.1%	- 0.1%
Days on Market Until Sale	32	34	+ 6.3%	37	35	- 5.4%
Inventory of Homes for Sale	51	55	+ 7.8%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 10.0%	--	--	--

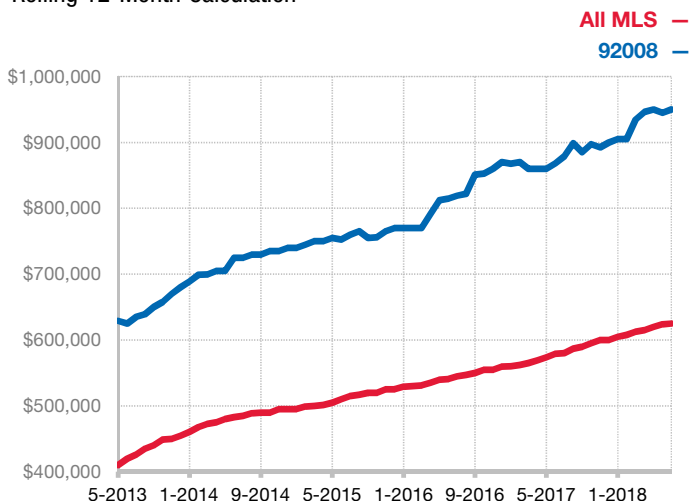
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	16	26	+ 62.5%	135	128	- 5.2%
Pending Sales	9	11	+ 22.2%	88	72	- 18.2%
Closed Sales	19	10	- 47.4%	87	67	- 23.0%
Median Sales Price*	\$665,000	\$627,000	- 5.7%	\$660,000	\$649,000	- 1.7%
Percent of Original List Price Received*	96.9%	96.5%	- 0.4%	97.3%	97.3%	0.0%
Days on Market Until Sale	37	35	- 5.4%	35	33	- 5.7%
Inventory of Homes for Sale	35	37	+ 5.7%	--	--	--
Months Supply of Inventory	3.0	3.7	+ 23.3%	--	--	--

\* 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

