

Local Market Update for October 2018

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

92008

Carlsbad NW

Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	21	15	- 28.6%	250	282	+ 12.8%
Pending Sales	15	12	- 20.0%	176	172	- 2.3%
Closed Sales	20	16	- 20.0%	174	168	- 3.4%
Median Sales Price*	\$882,500	\$920,000	+ 4.2%	\$887,500	\$967,775	+ 9.0%
Percent of Original List Price Received*	93.7%	95.3%	+ 1.7%	96.9%	96.4%	- 0.5%
Days on Market Until Sale	45	46	+ 2.2%	37	36	- 2.7%
Inventory of Homes for Sale	41	49	+ 19.5%	--	--	--
Months Supply of Inventory	2.4	3.1	+ 29.2%	--	--	--

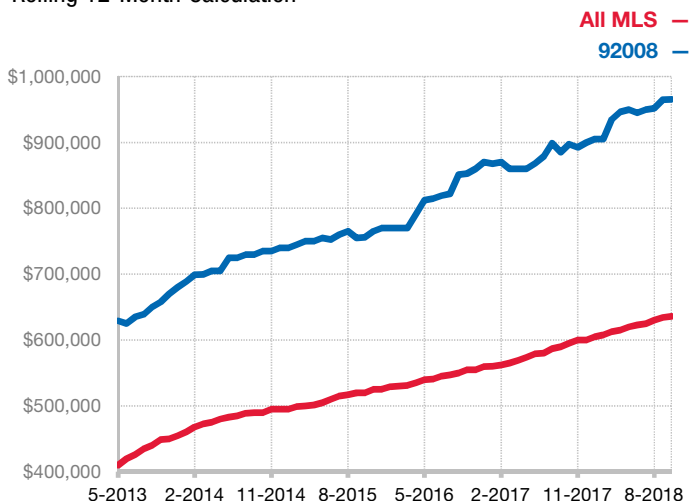
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	17	12	- 29.4%	187	177	- 5.3%
Pending Sales	9	8	- 11.1%	120	105	- 12.5%
Closed Sales	9	15	+ 66.7%	121	101	- 16.5%
Median Sales Price*	\$815,000	\$660,000	- 19.0%	\$659,000	\$667,000	+ 1.2%
Percent of Original List Price Received*	97.8%	97.0%	- 0.8%	97.2%	97.2%	0.0%
Days on Market Until Sale	35	29	- 17.1%	33	33	0.0%
Inventory of Homes for Sale	29	31	+ 6.9%	--	--	--
Months Supply of Inventory	2.5	3.1	+ 24.0%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

