

Local Market Update for January 2019

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

92008

Carlsbad NW

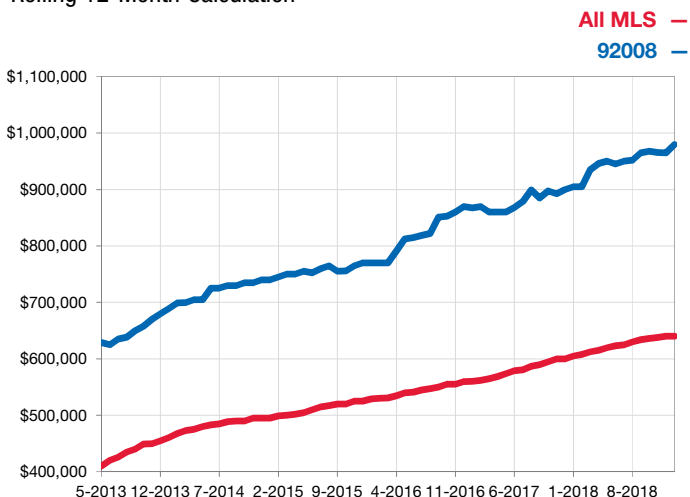
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	26	17	- 34.6%	26	17	- 34.6%
Pending Sales	12	14	+ 16.7%	12	14	+ 16.7%
Closed Sales	6	13	+ 116.7%	6	13	+ 116.7%
Median Sales Price*	\$935,000	\$1,038,000	+ 11.0%	\$935,000	\$1,038,000	+ 11.0%
Percent of Original List Price Received*	94.8%	90.2%	- 4.9%	94.8%	90.2%	- 4.9%
Days on Market Until Sale	18	77	+ 327.8%	18	77	+ 327.8%
Inventory of Homes for Sale	37	36	- 2.7%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

* 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	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	19	16	- 15.8%	19	16	- 15.8%
Pending Sales	11	8	- 27.3%	11	8	- 27.3%
Closed Sales	11	5	- 54.5%	11	5	- 54.5%
Median Sales Price*	\$635,000	\$970,000	+ 52.8%	\$635,000	\$970,000	+ 52.8%
Percent of Original List Price Received*	96.0%	94.2%	- 1.9%	96.0%	94.2%	- 1.9%
Days on Market Until Sale	63	45	- 28.6%	63	45	- 28.6%
Inventory of Homes for Sale	24	32	+ 33.3%	--	--	--
Months Supply of Inventory	2.0	3.3	+ 65.0%	--	--	--

* 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

