

Local Market Update for February 2024

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

92009

Carlsbad SE

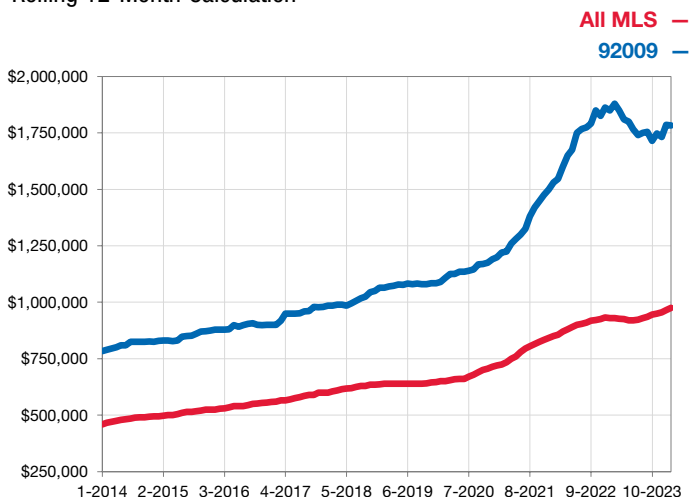
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	19	28	+ 47.4%	32	58	+ 81.3%
Pending Sales	20	27	+ 35.0%	36	43	+ 19.4%
Closed Sales	10	20	+ 100.0%	27	37	+ 37.0%
Median Sales Price*	\$1,915,000	\$1,845,000	- 3.7%	\$1,559,000	\$1,847,500	+ 18.5%
Percent of Original List Price Received*	95.6%	99.9%	+ 4.5%	95.2%	99.2%	+ 4.2%
Days on Market Until Sale	48	22	- 54.2%	45	36	- 20.0%
Inventory of Homes for Sale	22	26	+ 18.2%	--	--	--
Months Supply of Inventory	1.0	1.3	+ 30.0%	--	--	--

* 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	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	13	16	+ 23.1%	37	35	- 5.4%
Pending Sales	17	14	- 17.6%	31	33	+ 6.5%
Closed Sales	15	18	+ 20.0%	24	25	+ 4.2%
Median Sales Price*	\$935,000	\$780,500	- 16.5%	\$831,000	\$775,000	- 6.7%
Percent of Original List Price Received*	99.0%	99.7%	+ 0.7%	98.5%	100.4%	+ 1.9%
Days on Market Until Sale	26	60	+ 130.8%	32	47	+ 46.9%
Inventory of Homes for Sale	22	22	0.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

* 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

