

Local Market Update for July 2018

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

92009

Carlsbad SE

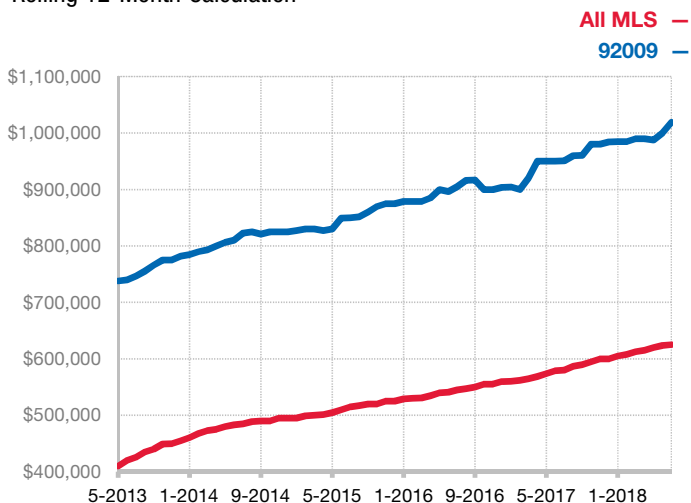
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	55	59	+ 7.3%	461	432	- 6.3%
Pending Sales	48	39	- 18.8%	347	284	- 18.2%
Closed Sales	41	39	- 4.9%	333	269	- 19.2%
Median Sales Price*	\$935,000	\$1,120,000	+ 19.8%	\$981,000	\$1,050,000	+ 7.0%
Percent of Original List Price Received*	97.3%	96.5%	- 0.8%	97.3%	97.7%	+ 0.4%
Days on Market Until Sale	32	25	- 21.9%	32	27	- 15.6%
Inventory of Homes for Sale	82	94	+ 14.6%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--

* 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
Key Metrics						
New Listings	42	39	- 7.1%	264	264	0.0%
Pending Sales	30	19	- 36.7%	203	168	- 17.2%
Closed Sales	26	28	+ 7.7%	192	165	- 14.1%
Median Sales Price*	\$446,500	\$519,500	+ 16.3%	\$463,500	\$520,000	+ 12.2%
Percent of Original List Price Received*	97.4%	98.8%	+ 1.4%	97.5%	98.5%	+ 1.0%
Days on Market Until Sale	17	19	+ 11.8%	28	23	- 17.9%
Inventory of Homes for Sale	43	64	+ 48.8%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 75.0%	--	--	--

* 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

