

Local Market Update for January 2018

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

92009

Carlsbad SE

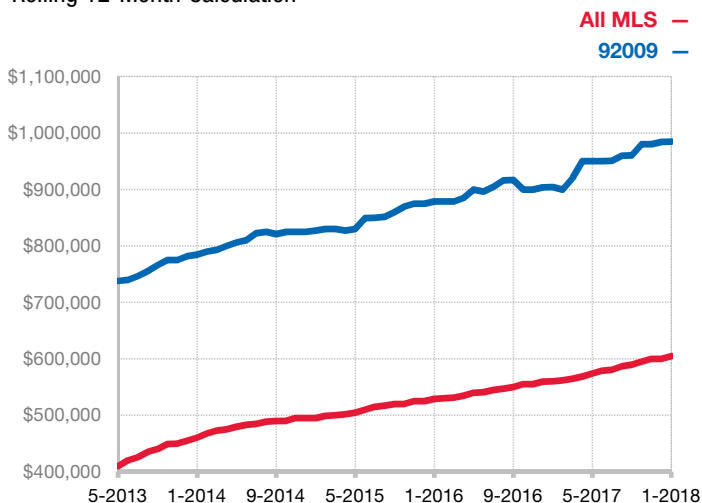
Single Family	January			Year to Date		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
Key Metrics						
New Listings	64	46	- 28.1%	64	46	- 28.1%
Pending Sales	41	31	- 24.4%	41	31	- 24.4%
Closed Sales	36	29	- 19.4%	36	29	- 19.4%
Median Sales Price*	\$910,000	\$990,000	+ 8.8%	\$910,000	\$990,000	+ 8.8%
Percent of Original List Price Received*	96.1%	96.5%	+ 0.4%	96.1%	96.5%	+ 0.4%
Days on Market Until Sale	48	34	- 29.2%	48	34	- 29.2%
Inventory of Homes for Sale	81	34	- 58.0%	--	--	--
Months Supply of Inventory	1.9	0.8	- 57.9%	--	--	--

* 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		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
Key Metrics						
New Listings	41	30	- 26.8%	41	30	- 26.8%
Pending Sales	26	17	- 34.6%	26	17	- 34.6%
Closed Sales	21	14	- 33.3%	21	14	- 33.3%
Median Sales Price*	\$445,000	\$459,000	+ 3.1%	\$445,000	\$459,000	+ 3.1%
Percent of Original List Price Received*	96.8%	97.8%	+ 1.0%	96.8%	97.8%	+ 1.0%
Days on Market Until Sale	26	28	+ 7.7%	26	28	+ 7.7%
Inventory of Homes for Sale	43	30	- 30.2%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

* 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

