

# Local Market Update for October 2018

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

## 92009

Carlsbad SE

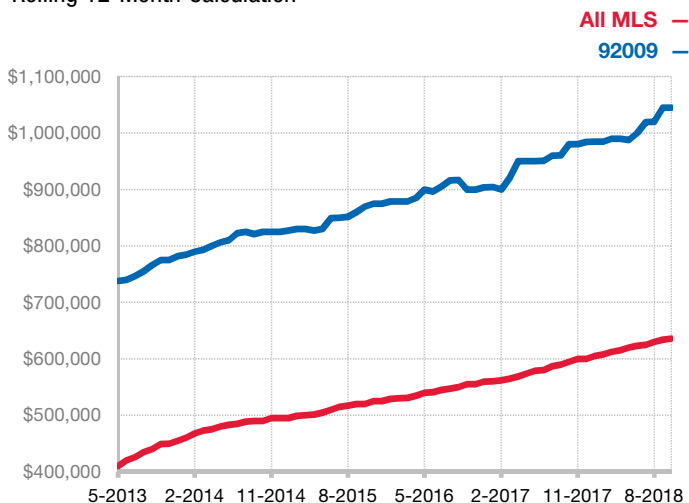
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
<b>Key Metrics</b>						
New Listings	29	<b>49</b>	+ 69.0%	589	<b>604</b>	+ 2.5%
Pending Sales	32	<b>28</b>	- 12.5%	451	<b>383</b>	- 15.1%
Closed Sales	33	<b>33</b>	0.0%	448	<b>386</b>	- 13.8%
Median Sales Price*	\$997,500	<b>\$996,000</b>	- 0.2%	\$985,000	<b>\$1,057,500</b>	+ 7.4%
Percent of Original List Price Received*	97.4%	<b>96.2%</b>	- 1.2%	97.4%	<b>97.4%</b>	0.0%
Days on Market Until Sale	25	<b>28</b>	+ 12.0%	31	<b>27</b>	- 12.9%
Inventory of Homes for Sale	63	<b>95</b>	+ 50.8%	--	--	--
Months Supply of Inventory	1.5	<b>2.6</b>	+ 73.3%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	28	<b>38</b>	+ 35.7%	362	<b>369</b>	+ 1.9%
Pending Sales	27	<b>23</b>	- 14.8%	277	<b>227</b>	- 18.1%
Closed Sales	21	<b>23</b>	+ 9.5%	270	<b>218</b>	- 19.3%
Median Sales Price*	\$469,000	<b>\$520,000</b>	+ 10.9%	\$471,250	<b>\$511,000</b>	+ 8.4%
Percent of Original List Price Received*	97.3%	<b>95.9%</b>	- 1.4%	97.6%	<b>98.0%</b>	+ 0.4%
Days on Market Until Sale	28	<b>38</b>	+ 35.7%	26	<b>26</b>	0.0%
Inventory of Homes for Sale	45	<b>64</b>	+ 42.2%	--	--	--
Months Supply of Inventory	1.7	<b>2.9</b>	+ 70.6%	--	--	--

\* 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

