

Local Market Update for November 2024

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

92009

Carlsbad SE

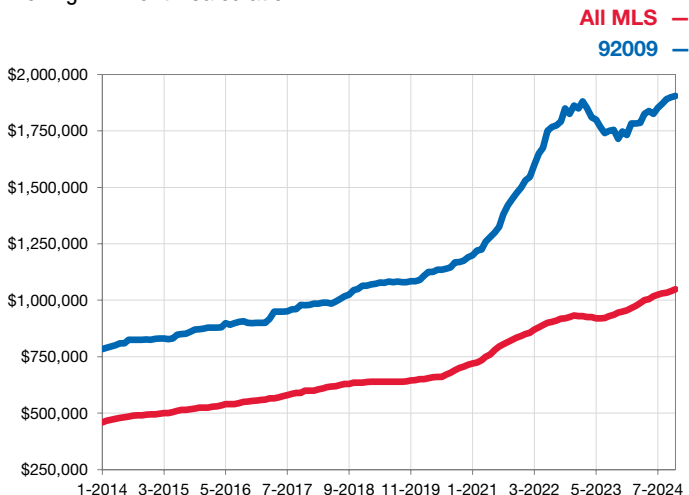
Single Family	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	18	21	+ 16.7%	296	379	+ 28.0%
Pending Sales	15	27	+ 80.0%	229	286	+ 24.9%
Closed Sales	17	19	+ 11.8%	230	277	+ 20.4%
Median Sales Price*	\$1,890,000	\$2,175,000	+ 15.1%	\$1,736,800	\$1,925,000	+ 10.8%
Percent of Original List Price Received*	94.3%	96.4%	+ 2.2%	98.5%	98.5%	0.0%
Days on Market Until Sale	39	34	- 12.8%	28	34	+ 21.4%
Inventory of Homes for Sale	38	40	+ 5.3%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--

* 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	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	10	15	+ 50.0%	212	224	+ 5.7%
Pending Sales	14	6	- 57.1%	170	173	+ 1.8%
Closed Sales	11	7	- 36.4%	167	171	+ 2.4%
Median Sales Price*	\$825,000	\$945,000	+ 14.5%	\$772,500	\$810,000	+ 4.9%
Percent of Original List Price Received*	98.0%	99.0%	+ 1.0%	99.5%	99.2%	- 0.3%
Days on Market Until Sale	20	55	+ 175.0%	26	42	+ 61.5%
Inventory of Homes for Sale	28	33	+ 17.9%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--

* 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

