

Local Market Update for October 2021

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

92009

Carlsbad SE

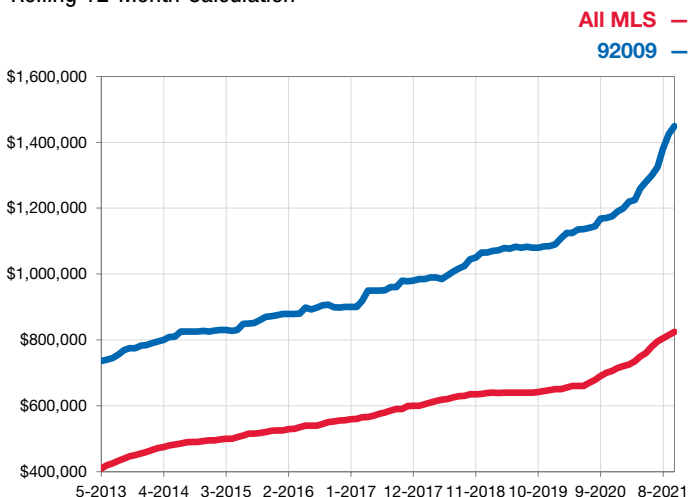
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	58	30	- 48.3%	569	514	- 9.7%
Pending Sales	50	30	- 40.0%	449	448	- 0.2%
Closed Sales	38	43	+ 13.2%	421	451	+ 7.1%
Median Sales Price*	\$1,267,000	\$1,586,000	+ 25.2%	\$1,177,500	\$1,500,000	+ 27.4%
Percent of Original List Price Received*	100.0%	102.5%	+ 2.5%	98.7%	105.4%	+ 6.8%
Days on Market Until Sale	19	19	0.0%	27	17	- 37.0%
Inventory of Homes for Sale	48	24	- 50.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--

* 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		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	41	34	- 17.1%	404	336	- 16.8%
Pending Sales	39	26	- 33.3%	307	307	0.0%
Closed Sales	38	37	- 2.6%	279	318	+ 14.0%
Median Sales Price*	\$560,000	\$646,500	+ 15.4%	\$525,000	\$635,000	+ 21.0%
Percent of Original List Price Received*	100.7%	100.0%	- 0.7%	98.6%	102.2%	+ 3.7%
Days on Market Until Sale	24	33	+ 37.5%	32	24	- 25.0%
Inventory of Homes for Sale	49	30	- 38.8%	--	--	--
Months Supply of Inventory	1.7	1.0	- 41.2%	--	--	--

* 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

