

# Local Market Update for January 2019

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

## 92009

Carlsbad SE

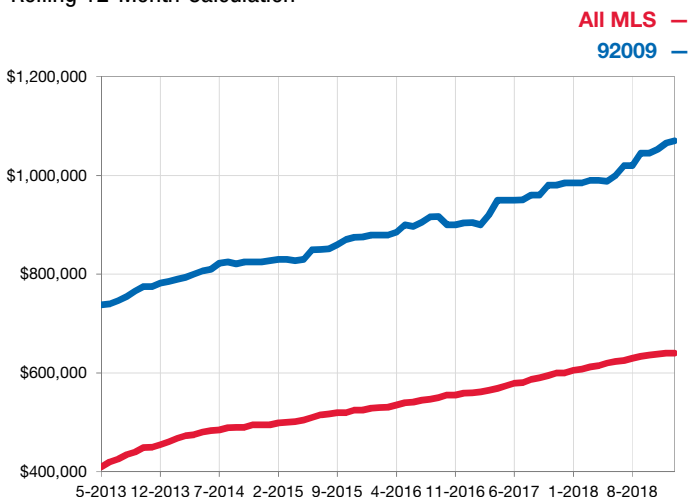
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
<b>Key Metrics</b>						
New Listings	47	45	- 4.3%	47	45	- 4.3%
Pending Sales	28	27	- 3.6%	28	27	- 3.6%
Closed Sales	29	24	- 17.2%	29	24	- 17.2%
Median Sales Price*	\$990,000	<b>\$1,052,500</b>	+ 6.3%	\$990,000	<b>\$1,052,500</b>	+ 6.3%
Percent of Original List Price Received*	96.5%	<b>95.2%</b>	- 1.3%	96.5%	<b>95.2%</b>	- 1.3%
Days on Market Until Sale	34	43	+ 26.5%	34	43	+ 26.5%
Inventory of Homes for Sale	41	57	+ 39.0%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--

\* 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.

Townhouse-Condo	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
<b>Key Metrics</b>						
New Listings	31	36	+ 16.1%	31	36	+ 16.1%
Pending Sales	17	23	+ 35.3%	17	23	+ 35.3%
Closed Sales	15	17	+ 13.3%	15	17	+ 13.3%
Median Sales Price*	\$422,000	<b>\$520,000</b>	+ 23.2%	\$422,000	<b>\$520,000</b>	+ 23.2%
Percent of Original List Price Received*	98.0%	<b>94.6%</b>	- 3.5%	98.0%	<b>94.6%</b>	- 3.5%
Days on Market Until Sale	26	43	+ 65.4%	26	43	+ 65.4%
Inventory of Homes for Sale	33	44	+ 33.3%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--

\* 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.

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



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

