

# Local Market Update for April 2018

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

## 92009

Carlsbad SE

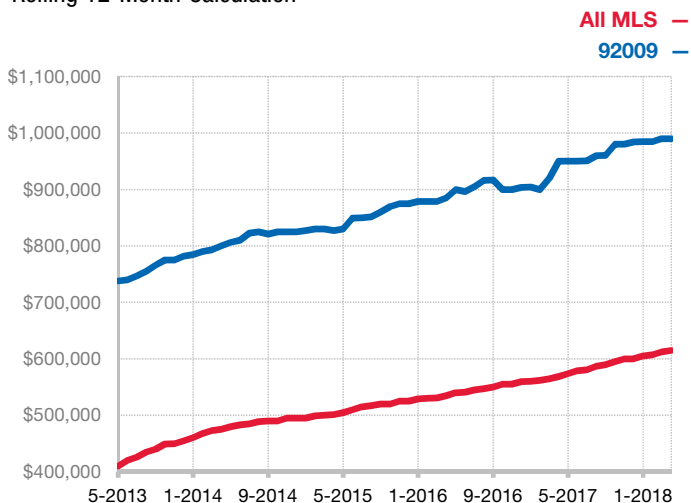
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
<b>Key Metrics</b>						
New Listings	68	65	- 4.4%	271	218	- 19.6%
Pending Sales	55	48	- 12.7%	201	143	- 28.9%
Closed Sales	52	47	- 9.6%	169	131	- 22.5%
Median Sales Price*	\$1,030,000	\$1,050,000	+ 1.9%	\$960,000	\$1,010,000	+ 5.2%
Percent of Original List Price Received*	96.9%	97.4%	+ 0.5%	97.0%	97.6%	+ 0.6%
Days on Market Until Sale	38	33	- 13.2%	39	33	- 15.4%
Inventory of Homes for Sale	86	70	- 18.6%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

\* 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	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
<b>Key Metrics</b>						
New Listings	36	48	+ 33.3%	147	138	- 6.1%
Pending Sales	30	27	- 10.0%	115	84	- 27.0%
Closed Sales	32	25	- 21.9%	102	76	- 25.5%
Median Sales Price*	\$492,500	\$620,000	+ 25.9%	\$475,375	\$520,000	+ 9.4%
Percent of Original List Price Received*	97.8%	98.1%	+ 0.3%	97.6%	98.2%	+ 0.6%
Days on Market Until Sale	39	22	- 43.6%	32	24	- 25.0%
Inventory of Homes for Sale	42	52	+ 23.8%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

\* 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

