

# Local Market Update for April 2024

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

## 92010

Carlsbad NE

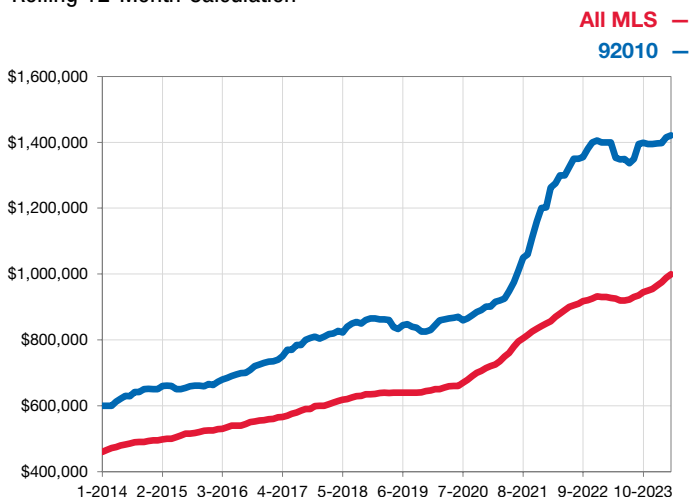
Single Family	April			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	12	6	- 50.0%	41	27	- 34.1%
Pending Sales	13	3	- 76.9%	32	25	- 21.9%
Closed Sales	8	9	+ 12.5%	23	29	+ 26.1%
Median Sales Price*	\$1,357,500	<b>\$1,416,000</b>	+ 4.3%	\$1,320,000	<b>\$1,450,000</b>	+ 9.8%
Percent of Original List Price Received*	99.8%	<b>106.7%</b>	+ 6.9%	99.0%	<b>103.0%</b>	+ 4.0%
Days on Market Until Sale	21	<b>13</b>	- 38.1%	24	<b>40</b>	+ 66.7%
Inventory of Homes for Sale	9	<b>6</b>	- 33.3%	--	--	--
Months Supply of Inventory	1.2	<b>0.9</b>	- 25.0%	--	--	--

\* 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		
Key Metrics	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	7	5	- 28.6%	24	19	- 20.8%
Pending Sales	6	2	- 66.7%	28	16	- 42.9%
Closed Sales	6	7	+ 16.7%	27	20	- 25.9%
Median Sales Price*	\$757,450	<b>\$875,000</b>	+ 15.5%	\$815,000	<b>\$867,500</b>	+ 6.4%
Percent of Original List Price Received*	103.2%	<b>100.7%</b>	- 2.4%	99.9%	<b>101.2%</b>	+ 1.3%
Days on Market Until Sale	40	<b>21</b>	- 47.5%	33	<b>24</b>	- 27.3%
Inventory of Homes for Sale	4	<b>5</b>	+ 25.0%	--	--	--
Months Supply of Inventory	0.6	<b>1.1</b>	+ 83.3%	--	--	--

\* 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.

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



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

