

Local Market Update for October 2018

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

92010

Carlsbad NE

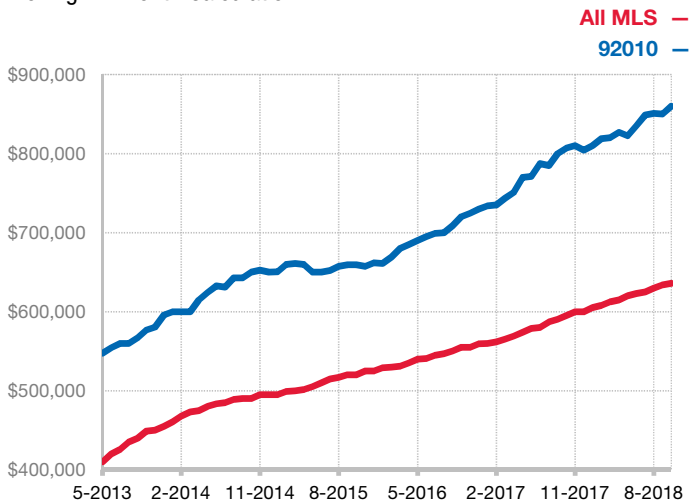
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	19	21	+ 10.5%	181	202	+ 11.6%
Pending Sales	17	12	- 29.4%	142	135	- 4.9%
Closed Sales	19	17	- 10.5%	137	136	- 0.7%
Median Sales Price*	\$830,000	\$950,000	+ 14.5%	\$820,000	\$872,000	+ 6.3%
Percent of Original List Price Received*	99.4%	97.3%	- 2.1%	99.9%	99.0%	- 0.9%
Days on Market Until Sale	26	43	+ 65.4%	26	27	+ 3.8%
Inventory of Homes for Sale	22	28	+ 27.3%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

* 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		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	19	15	- 21.1%	132	213	+ 61.4%
Pending Sales	10	8	- 20.0%	98	89	- 9.2%
Closed Sales	2	7	+ 250.0%	90	86	- 4.4%
Median Sales Price*	\$463,995	\$456,500	- 1.6%	\$513,000	\$548,917	+ 7.0%
Percent of Original List Price Received*	99.4%	94.8%	- 4.6%	100.0%	99.1%	- 0.9%
Days on Market Until Sale	25	27	+ 8.0%	19	22	+ 15.8%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	1.5	2.1	+ 40.0%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

