

Local Market Update for July 2018

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

92010

Carlsbad NE

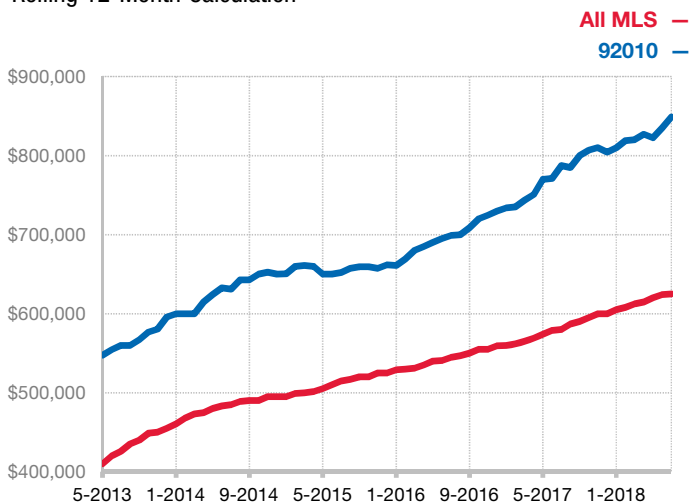
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	17	22	+ 29.4%	127	142	+ 11.8%
Pending Sales	12	15	+ 25.0%	100	102	+ 2.0%
Closed Sales	15	15	0.0%	94	99	+ 5.3%
Median Sales Price*	\$835,000	\$860,000	+ 3.0%	\$820,000	\$865,000	+ 5.5%
Percent of Original List Price Received*	101.5%	98.4%	- 3.1%	100.0%	99.5%	- 0.5%
Days on Market Until Sale	20	36	+ 80.0%	26	24	- 7.7%
Inventory of Homes for Sale	22	27	+ 22.7%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

* 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	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	9	29	+ 222.2%	88	140	+ 59.1%
Pending Sales	19	10	- 47.4%	76	71	- 6.6%
Closed Sales	11	3	- 72.7%	63	59	- 6.3%
Median Sales Price*	\$513,896	\$530,000	+ 3.1%	\$505,000	\$546,000	+ 8.1%
Percent of Original List Price Received*	99.7%	97.1%	- 2.6%	100.0%	99.5%	- 0.5%
Days on Market Until Sale	19	35	+ 84.2%	17	18	+ 5.9%
Inventory of Homes for Sale	5	28	+ 460.0%	--	--	--
Months Supply of Inventory	0.5	3.3	+ 560.0%	--	--	--

* 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

