Local Market Update for March 2024

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

92010

Carlsbad NE

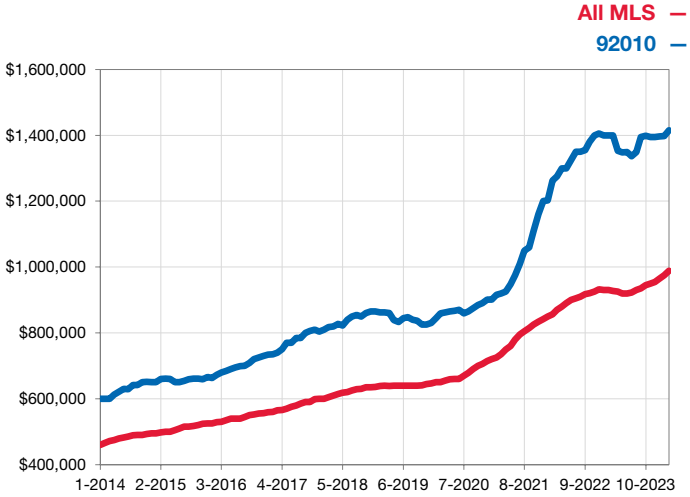
Single Family	March			Year to Date		
Key Metrics	**2023**	**2024**	Percent Change	**Thru 3-2023**	**Thru 3-2024**	Percent Change
New Listings	9	**7**	- 22.2%	29	**20**	- 31.0%
Pending Sales	5	**5**	0.0%	19	**21**	+ 10.5%
Closed Sales	6	**4**	- 33.3%	15	**20**	+ 33.3%
Median Sales Price*	$1,352,500	**$1,767,500**	+ 30.7%	$1,275,000	**$1,467,000**	+ 15.1%
Percent of Original List Price Received*	99.2%	**101.7%**	+ 2.5%	98.5%	**101.3%**	+ 2.8%
Days on Market Until Sale	29	**51**	+ 75.9%	27	**51**	+ 88.9%
Inventory of Homes for Sale	12	**4**	- 66.7%	--	**--**	--
Months Supply of Inventory	1.6	**0.5**	- 68.8%	--	**--**	--

* 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.

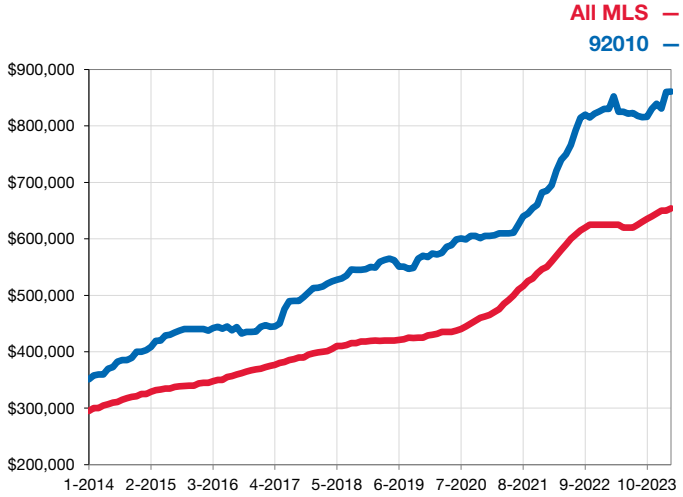
Townhouse-Condo	March			Year to Date		
Key Metrics	**2023**	**2024**	Percent Change	**Thru 3-2023**	**Thru 3-2024**	Percent Change
New Listings	4	**5**	+ 25.0%	17	**13**	- 23.5%
Pending Sales	7	**8**	+ 14.3%	22	**15**	- 31.8%
Closed Sales	13	**4**	- 69.2%	21	**13**	- 38.1%
Median Sales Price*	$820,000	**$887,500**	+ 8.2%	$820,000	**$860,000**	+ 4.9%
Percent of Original List Price Received*	99.6%	**99.2%**	- 0.4%	98.9%	**101.5%**	+ 2.6%
Days on Market Until Sale	26	**20**	- 23.1%	31	**25**	- 19.4%
Inventory of Homes for Sale	4	**1**	- 75.0%	--	**--**	--
Months Supply of Inventory	0.6	**0.2**	- 66.7%	--	**--**	--

* 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



Current as of April 5, 2024. All data from the San Diego MLS. Report © 2024 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.