

Local Market Update for April 2018

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

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Carlsbad NE

Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	18	19	+ 5.6%	69	68	- 1.4%
Pending Sales	19	12	- 36.8%	54	53	- 1.9%
Closed Sales	11	18	+ 63.6%	42	53	+ 26.2%
Median Sales Price*	\$935,000	\$895,500	- 4.2%	\$819,000	\$865,000	+ 5.6%
Percent of Original List Price Received*	100.4%	100.1%	- 0.3%	99.4%	100.0%	+ 0.6%
Days on Market Until Sale	43	14	- 67.4%	33	20	- 39.4%
Inventory of Homes for Sale	19	21	+ 10.5%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--

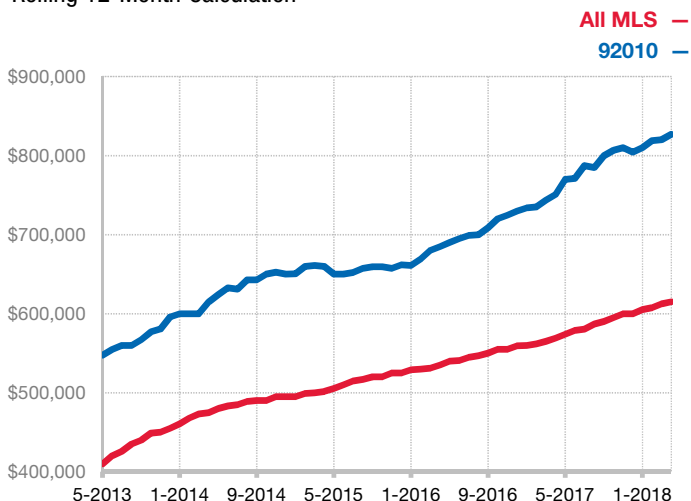
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	11	22	+ 100.0%	53	57	+ 7.5%
Pending Sales	15	9	- 40.0%	44	44	0.0%
Closed Sales	9	9	0.0%	30	39	+ 30.0%
Median Sales Price*	\$487,000	\$560,000	+ 15.0%	\$445,000	\$535,000	+ 20.2%
Percent of Original List Price Received*	101.6%	99.8%	- 1.8%	100.1%	99.5%	- 0.6%
Days on Market Until Sale	19	11	- 42.1%	16	19	+ 18.8%
Inventory of Homes for Sale	6	17	+ 183.3%	--	--	--
Months Supply of Inventory	0.6	1.9	+ 216.7%	--	--	--

* 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

