

# Local Market Update for October 2022

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

## 92011

Carlsbad SW

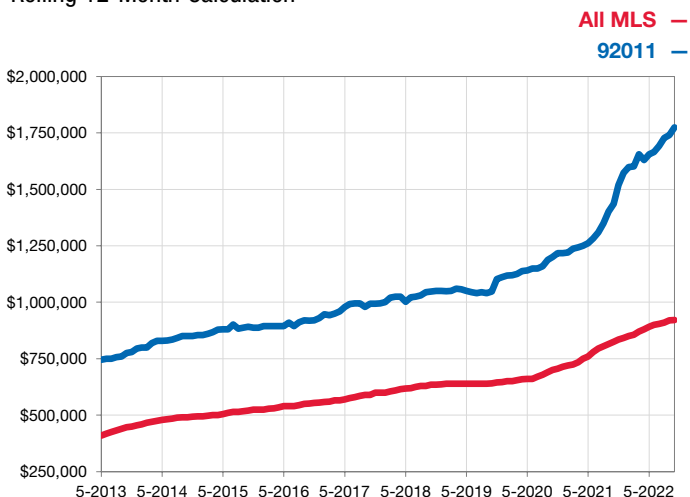
Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
New Listings	13	7	- 46.2%	192	167	- 13.0%
Pending Sales	13	6	- 53.8%	167	130	- 22.2%
Closed Sales	13	9	- 30.8%	166	131	- 21.1%
Median Sales Price*	\$1,332,000	\$1,900,000	+ 42.6%	\$1,537,500	\$1,775,000	+ 15.4%
Percent of Original List Price Received*	104.9%	94.5%	- 9.9%	104.8%	104.4%	- 0.4%
Days on Market Until Sale	31	33	+ 6.5%	20	22	+ 10.0%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--

\* 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		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
New Listings	11	6	- 45.5%	108	98	- 9.3%
Pending Sales	9	5	- 44.4%	105	84	- 20.0%
Closed Sales	5	3	- 40.0%	102	82	- 19.6%
Median Sales Price*	\$800,000	\$965,000	+ 20.6%	\$810,250	\$1,012,500	+ 25.0%
Percent of Original List Price Received*	102.9%	112.1%	+ 8.9%	103.7%	102.9%	- 0.8%
Days on Market Until Sale	13	13	0.0%	17	20	+ 17.6%
Inventory of Homes for Sale	5	8	+ 60.0%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--

\* 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

