

# Local Market Update for September 2024

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

## 92011

Carlsbad SW

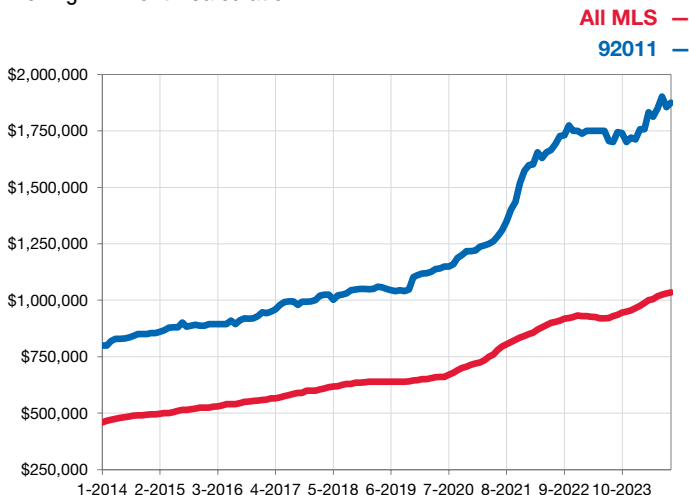
Single Family	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
<b>Key Metrics</b>						
New Listings	12	18	+ 50.0%	132	145	+ 9.8%
Pending Sales	10	10	0.0%	96	103	+ 7.3%
Closed Sales	13	9	- 30.8%	95	104	+ 9.5%
Median Sales Price*	\$1,885,000	\$2,150,000	+ 14.1%	\$1,740,000	\$1,900,000	+ 9.2%
Percent of Original List Price Received*	95.6%	93.0%	- 2.7%	98.0%	98.0%	0.0%
Days on Market Until Sale	29	39	+ 34.5%	32	34	+ 6.3%
Inventory of Homes for Sale	19	27	+ 42.1%	--	--	--
Months Supply of Inventory	1.9	2.6	+ 36.8%	--	--	--

\* 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	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
<b>Key Metrics</b>						
New Listings	8	10	+ 25.0%	77	86	+ 11.7%
Pending Sales	10	11	+ 10.0%	55	68	+ 23.6%
Closed Sales	12	5	- 58.3%	51	63	+ 23.5%
Median Sales Price*	\$915,000	\$988,250	+ 8.0%	\$950,000	\$1,050,000	+ 10.5%
Percent of Original List Price Received*	99.8%	98.2%	- 1.6%	99.9%	99.3%	- 0.6%
Days on Market Until Sale	23	30	+ 30.4%	22	22	0.0%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

