

Local Market Update for January 2018

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

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Carlsbad SW

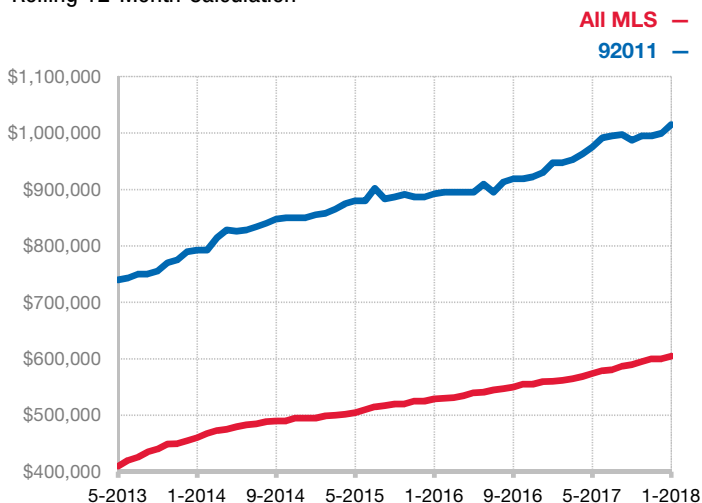
Single Family	January			Year to Date		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
Key Metrics						
New Listings	24	20	- 16.7%	24	20	- 16.7%
Pending Sales	15	12	- 20.0%	15	12	- 20.0%
Closed Sales	10	12	+ 20.0%	10	12	+ 20.0%
Median Sales Price*	\$962,500	\$1,032,500	+ 7.3%	\$962,500	\$1,032,500	+ 7.3%
Percent of Original List Price Received*	94.4%	95.6%	+ 1.3%	94.4%	95.6%	+ 1.3%
Days on Market Until Sale	59	30	- 49.2%	59	30	- 49.2%
Inventory of Homes for Sale	36	22	- 38.9%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--

* 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	January			Year to Date		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
Key Metrics						
New Listings	17	10	- 41.2%	17	10	- 41.2%
Pending Sales	16	7	- 56.3%	16	7	- 56.3%
Closed Sales	12	4	- 66.7%	12	4	- 66.7%
Median Sales Price*	\$592,000	\$544,950	- 7.9%	\$592,000	\$544,950	- 7.9%
Percent of Original List Price Received*	97.8%	99.5%	+ 1.7%	97.8%	99.5%	+ 1.7%
Days on Market Until Sale	29	2	- 93.1%	29	2	- 93.1%
Inventory of Homes for Sale	11	5	- 54.5%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

