

Local Market Update for October 2021

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

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Carlsbad SW

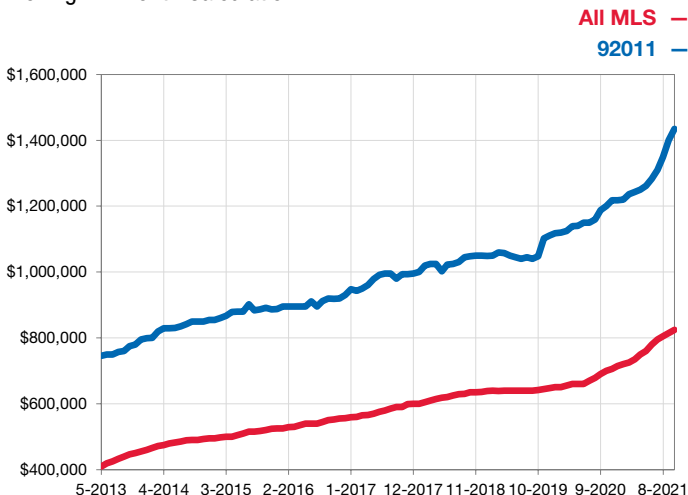
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	27	12	- 55.6%	307	191	- 37.8%
Pending Sales	36	13	- 63.9%	255	168	- 34.1%
Closed Sales	35	13	- 62.9%	236	166	- 29.7%
Median Sales Price*	\$1,290,000	\$1,332,000	+ 3.3%	\$1,200,000	\$1,537,500	+ 28.1%
Percent of Original List Price Received*	100.1%	104.9%	+ 4.8%	98.2%	104.8%	+ 6.7%
Days on Market Until Sale	26	31	+ 19.2%	32	21	- 34.4%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

* 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		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	18	11	- 38.9%	136	108	- 20.6%
Pending Sales	16	9	- 43.8%	108	105	- 2.8%
Closed Sales	8	5	- 37.5%	99	102	+ 3.0%
Median Sales Price*	\$762,500	\$800,000	+ 4.9%	\$680,000	\$810,250	+ 19.2%
Percent of Original List Price Received*	97.7%	102.9%	+ 5.3%	98.7%	103.7%	+ 5.1%
Days on Market Until Sale	40	13	- 67.5%	25	18	- 28.0%
Inventory of Homes for Sale	9	3	- 66.7%	--	--	--
Months Supply of Inventory	0.9	0.3	- 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

