

Local Market Update for June 2024

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

92011

Carlsbad SW

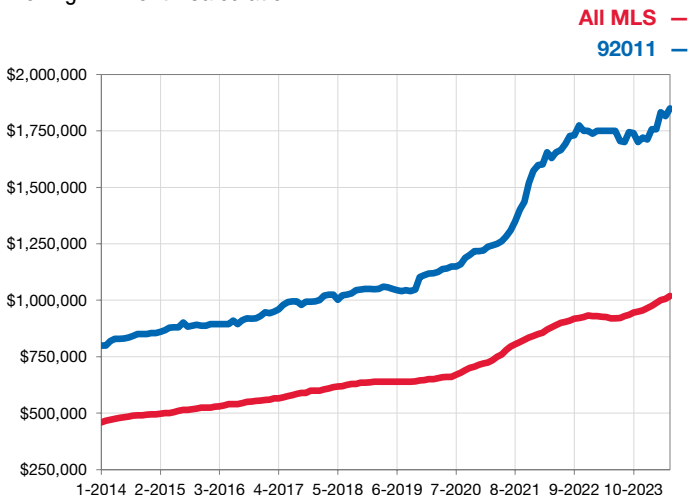
Single Family	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	21	14	- 33.3%	91	87	- 4.4%
Pending Sales	18	16	- 11.1%	66	65	- 1.5%
Closed Sales	17	7	- 58.8%	58	58	0.0%
Median Sales Price*	\$1,600,000	\$2,100,000	+ 31.3%	\$1,615,000	\$1,927,500	+ 19.3%
Percent of Original List Price Received*	100.9%	97.8%	- 3.1%	98.3%	98.7%	+ 0.4%
Days on Market Until Sale	26	26	0.0%	32	32	0.0%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

* 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.

Townhouse-Condo	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	10	7	- 30.0%	44	57	+ 29.5%
Pending Sales	9	4	- 55.6%	33	48	+ 45.5%
Closed Sales	5	9	+ 80.0%	29	49	+ 69.0%
Median Sales Price*	\$985,000	\$1,064,650	+ 8.1%	\$950,000	\$1,050,000	+ 10.5%
Percent of Original List Price Received*	96.9%	99.2%	+ 2.4%	100.4%	99.7%	- 0.7%
Days on Market Until Sale	27	14	- 48.1%	23	20	- 13.0%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.7	1.4	- 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

