

Local Market Update for October 2024

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

92011

Carlsbad SW

Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	11	9	- 18.2%	143	157	+ 9.8%
Pending Sales	9	9	0.0%	105	114	+ 8.6%
Closed Sales	10	8	- 20.0%	105	113	+ 7.6%
Median Sales Price*	\$1,715,250	\$1,950,000	+ 13.7%	\$1,740,000	\$1,900,000	+ 9.2%
Percent of Original List Price Received*	97.2%	98.0%	+ 0.8%	98.0%	97.9%	- 0.1%
Days on Market Until Sale	28	25	- 10.7%	32	34	+ 6.3%
Inventory of Homes for Sale	20	26	+ 30.0%	--	--	--
Months Supply of Inventory	2.0	2.4	+ 20.0%	--	--	--

* 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.

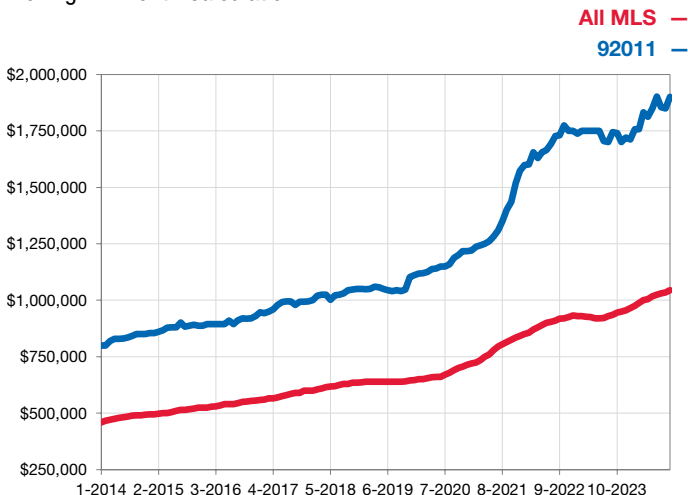
Townhouse-Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	6	8	+ 33.3%	83	95	+ 14.5%
Pending Sales	5	5	0.0%	60	73	+ 21.7%
Closed Sales	11	10	- 9.1%	62	73	+ 17.7%
Median Sales Price*	\$1,050,000	\$1,019,500	- 2.9%	\$970,375	\$1,050,000	+ 8.2%
Percent of Original List Price Received*	99.1%	94.9%	- 4.2%	99.8%	98.7%	- 1.1%
Days on Market Until Sale	13	48	+ 269.2%	20	26	+ 30.0%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--

* 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

