

Local Market Update for July 2018

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

92011

Carlsbad SW

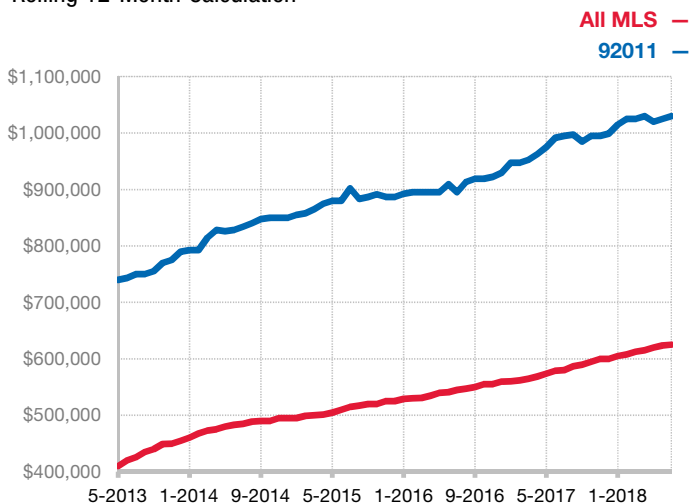
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	34	31	- 8.8%	222	210	- 5.4%
Pending Sales	20	23	+ 15.0%	156	132	- 15.4%
Closed Sales	19	16	- 15.8%	146	116	- 20.5%
Median Sales Price*	\$1,065,000	\$1,163,750	+ 9.3%	\$1,017,875	\$1,072,288	+ 5.3%
Percent of Original List Price Received*	97.2%	97.8%	+ 0.6%	97.2%	97.8%	+ 0.6%
Days on Market Until Sale	19	23	+ 21.1%	32	24	- 25.0%
Inventory of Homes for Sale	54	54	0.0%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--

* 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.

Townhouse-Condo	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	11	23	+ 109.1%	94	90	- 4.3%
Pending Sales	10	16	+ 60.0%	89	62	- 30.3%
Closed Sales	12	12	0.0%	89	50	- 43.8%
Median Sales Price*	\$605,000	\$650,000	+ 7.4%	\$615,000	\$649,000	+ 5.5%
Percent of Original List Price Received*	97.4%	98.1%	+ 0.7%	98.6%	98.3%	- 0.3%
Days on Market Until Sale	22	20	- 9.1%	21	19	- 9.5%
Inventory of Homes for Sale	10	22	+ 120.0%	--	--	--
Months Supply of Inventory	0.8	2.7	+ 237.5%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

