

# Local Market Update for April 2018

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

## 92011

Carlsbad SW

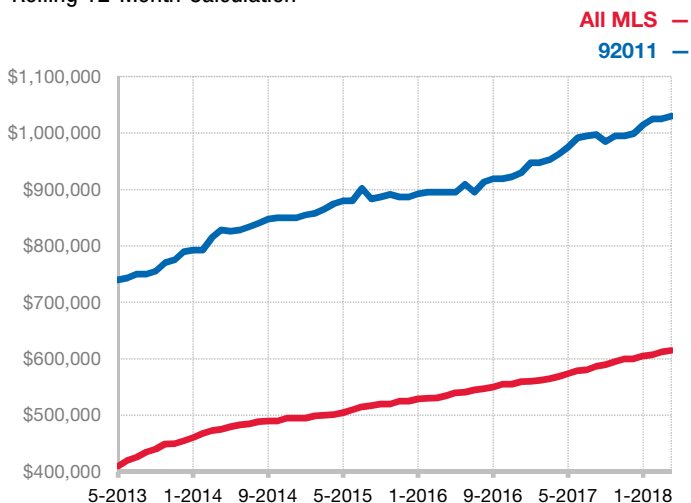
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
<b>Key Metrics</b>						
New Listings	22	<b>26</b>	+ 18.2%	102	<b>93</b>	- 8.8%
Pending Sales	23	<b>21</b>	- 8.7%	85	<b>71</b>	- 16.5%
Closed Sales	27	<b>21</b>	- 22.2%	73	<b>61</b>	- 16.4%
Median Sales Price*	\$1,055,000	<b>\$1,060,000</b>	+ 0.5%	\$965,000	<b>\$1,030,000</b>	+ 6.7%
Percent of Original List Price Received*	97.6%	<b>97.3%</b>	- 0.3%	97.4%	<b>97.8%</b>	+ 0.4%
Days on Market Until Sale	30	<b>21</b>	- 30.0%	33	<b>23</b>	- 30.3%
Inventory of Homes for Sale	27	<b>30</b>	+ 11.1%	--	--	--
Months Supply of Inventory	1.3	<b>1.5</b>	+ 15.4%	--	--	--

\* 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.

Townhouse-Condo	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
<b>Key Metrics</b>						
New Listings	6	<b>13</b>	+ 116.7%	53	<b>40</b>	- 24.5%
Pending Sales	8	<b>6</b>	- 25.0%	55	<b>27</b>	- 50.9%
Closed Sales	19	<b>12</b>	- 36.8%	55	<b>26</b>	- 52.7%
Median Sales Price*	\$635,000	<b>\$646,500</b>	+ 1.8%	\$612,500	<b>\$651,500</b>	+ 6.4%
Percent of Original List Price Received*	99.4%	<b>98.5%</b>	- 0.9%	98.5%	<b>98.8%</b>	+ 0.3%
Days on Market Until Sale	15	<b>16</b>	+ 6.7%	23	<b>18</b>	- 21.7%
Inventory of Homes for Sale	5	<b>12</b>	+ 140.0%	--	--	--
Months Supply of Inventory	0.4	<b>1.5</b>	+ 275.0%	--	--	--

\* 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

