

Local Market Update for January 2019

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

92011

Carlsbad SW

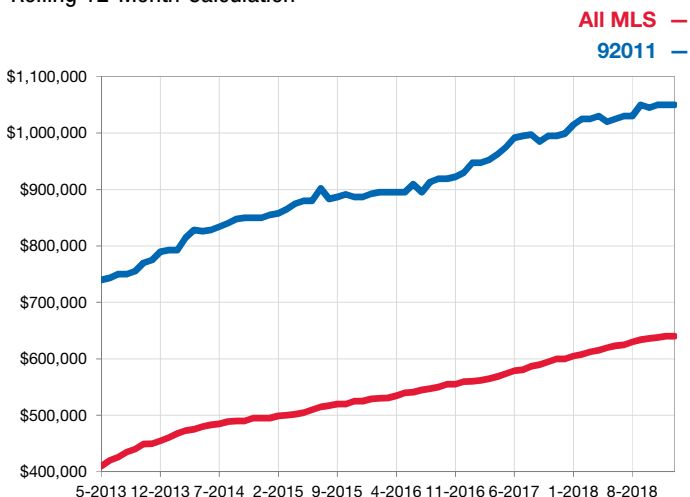
| Single Family | January | | | Year to Date | | |
|--|-------------|--------------------|----------------|--------------|--------------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 1-2018 | Thru 1-2019 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 22 | 32 | + 45.5% | 22 | 32 | + 45.5% |
| Pending Sales | 12 | 24 | + 100.0% | 12 | 24 | + 100.0% |
| Closed Sales | 12 | 10 | - 16.7% | 12 | 10 | - 16.7% |
| Median Sales Price* | \$1,032,500 | \$1,042,500 | + 1.0% | \$1,032,500 | \$1,042,500 | + 1.0% |
| Percent of Original List Price Received* | 95.6% | 96.0% | + 0.4% | 95.6% | 96.0% | + 0.4% |
| Days on Market Until Sale | 30 | 45 | + 50.0% | 30 | 45 | + 50.0% |
| Inventory of Homes for Sale | 30 | 40 | + 33.3% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 2.2 | + 57.1% | -- | -- | -- |

* 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 | January | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2018 | 2019 | Percent Change | Thru 1-2018 | Thru 1-2019 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 10 | 11 | + 10.0% | 10 | 11 | + 10.0% |
| Pending Sales | 6 | 6 | 0.0% | 6 | 6 | 0.0% |
| Closed Sales | 4 | 9 | + 125.0% | 4 | 9 | + 125.0% |
| Median Sales Price* | \$544,950 | \$660,000 | + 21.1% | \$544,950 | \$660,000 | + 21.1% |
| Percent of Original List Price Received* | 99.5% | 93.3% | - 6.2% | 99.5% | 93.3% | - 6.2% |
| Days on Market Until Sale | 2 | 46 | + 2200.0% | 2 | 46 | + 2200.0% |
| Inventory of Homes for Sale | 6 | 20 | + 233.3% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 2.3 | + 283.3% | -- | -- | -- |

* 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

