

Local Market Update for October 2018

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

92011

Carlsbad SW

Single Family

Key Metrics	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	27	25	- 7.4%	308	302	- 1.9%
Pending Sales	24	28	+ 16.7%	228	191	- 16.2%
Closed Sales	30	14	- 53.3%	215	167	- 22.3%
Median Sales Price*	\$1,095,000	\$1,054,000	- 3.7%	\$1,015,000	\$1,060,000	+ 4.4%
Percent of Original List Price Received*	95.9%	95.4%	- 0.5%	97.1%	97.3%	+ 0.2%
Days on Market Until Sale	32	33	+ 3.1%	31	26	- 16.1%
Inventory of Homes for Sale	36	48	+ 33.3%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--

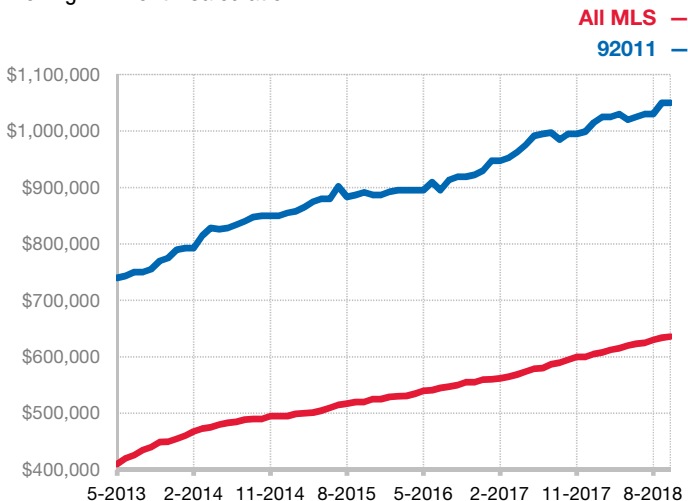
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo

Key Metrics	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
New Listings	6	19	+ 216.7%	117	143	+ 22.2%
Pending Sales	5	9	+ 80.0%	114	91	- 20.2%
Closed Sales	8	10	+ 25.0%	118	86	- 27.1%
Median Sales Price*	\$637,000	\$640,500	+ 0.5%	\$620,500	\$645,000	+ 3.9%
Percent of Original List Price Received*	97.9%	98.1%	+ 0.2%	98.4%	98.1%	- 0.3%
Days on Market Until Sale	25	21	- 16.0%	22	21	- 4.5%
Inventory of Homes for Sale	6	21	+ 250.0%	--	--	--
Months Supply of Inventory	0.5	2.5	+ 400.0%	--	--	--

* 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

