

# Local Market Update for March 2024

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

## 92011

Carlsbad SW

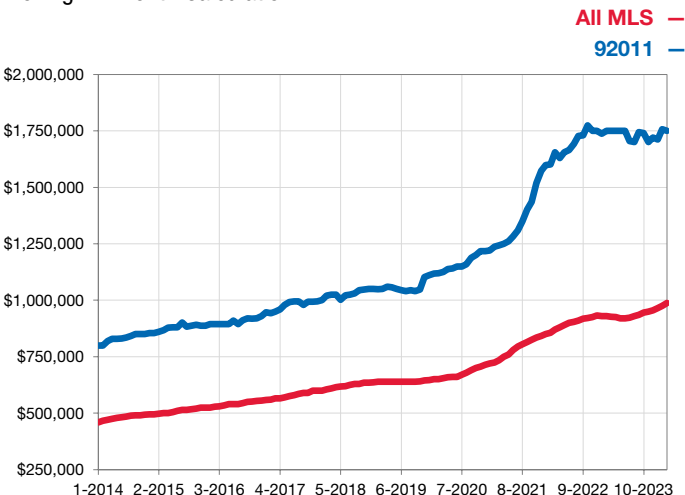
Single Family	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
<b>Key Metrics</b>						
New Listings	14	9	- 35.7%	33	37	+ 12.1%
Pending Sales	11	11	0.0%	25	28	+ 12.0%
Closed Sales	14	9	- 35.7%	25	29	+ 16.0%
Median Sales Price*	\$1,775,500	\$1,975,711	+ 11.3%	\$1,610,000	\$1,950,000	+ 21.1%
Percent of Original List Price Received*	97.4%	100.6%	+ 3.3%	95.8%	99.0%	+ 3.3%
Days on Market Until Sale	35	27	- 22.9%	38	33	- 13.2%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

\* 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	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
<b>Key Metrics</b>						
New Listings	7	11	+ 57.1%	18	26	+ 44.4%
Pending Sales	5	8	+ 60.0%	13	22	+ 69.2%
Closed Sales	4	10	+ 150.0%	11	20	+ 81.8%
Median Sales Price*	\$852,500	\$994,500	+ 16.7%	\$979,000	\$1,065,000	+ 8.8%
Percent of Original List Price Received*	105.4%	103.0%	- 2.3%	101.4%	100.9%	- 0.5%
Days on Market Until Sale	10	13	+ 30.0%	21	21	0.0%
Inventory of Homes for Sale	7	8	+ 14.3%	--	--	--
Months Supply of Inventory	1.0	1.2	+ 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.

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



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

