

# Local Market Update for August 2024

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

## 92008

Carlsbad NW

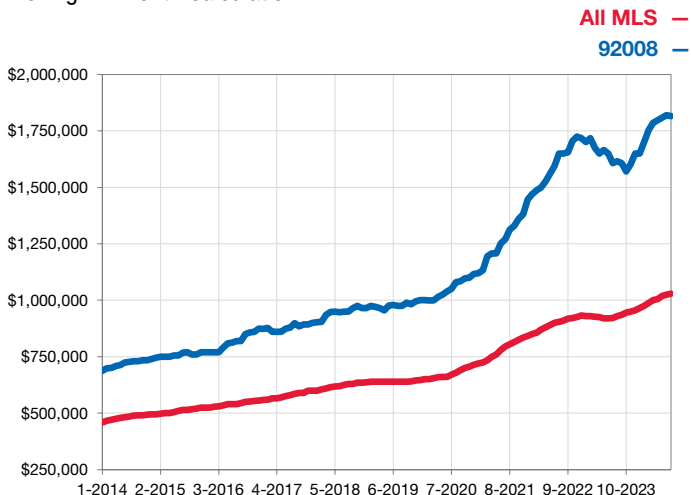
Single Family	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	17	25	+ 47.1%	139	169	+ 21.6%
Pending Sales	13	14	+ 7.7%	92	105	+ 14.1%
Closed Sales	13	8	- 38.5%	85	96	+ 12.9%
Median Sales Price*	\$1,850,000	\$1,807,500	- 2.3%	\$1,615,000	\$1,850,000	+ 14.6%
Percent of Original List Price Received*	95.8%	96.4%	+ 0.6%	99.1%	99.1%	0.0%
Days on Market Until Sale	36	17	- 52.8%	30	28	- 6.7%
Inventory of Homes for Sale	29	38	+ 31.0%	--	--	--
Months Supply of Inventory	2.7	3.3	+ 22.2%	--	--	--

\* 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	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	12	16	+ 33.3%	90	141	+ 56.7%
Pending Sales	9	9	0.0%	70	88	+ 25.7%
Closed Sales	8	15	+ 87.5%	79	87	+ 10.1%
Median Sales Price*	\$1,182,500	\$1,150,013	- 2.7%	\$1,165,000	\$1,307,129	+ 12.2%
Percent of Original List Price Received*	99.4%	95.0%	- 4.4%	97.5%	96.8%	- 0.7%
Days on Market Until Sale	32	46	+ 43.8%	46	38	- 17.4%
Inventory of Homes for Sale	17	39	+ 129.4%	--	--	--
Months Supply of Inventory	2.0	4.1	+ 105.0%	--	--	--

\* 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

