

Local Market Update for June 2024

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

92009

Carlsbad SE

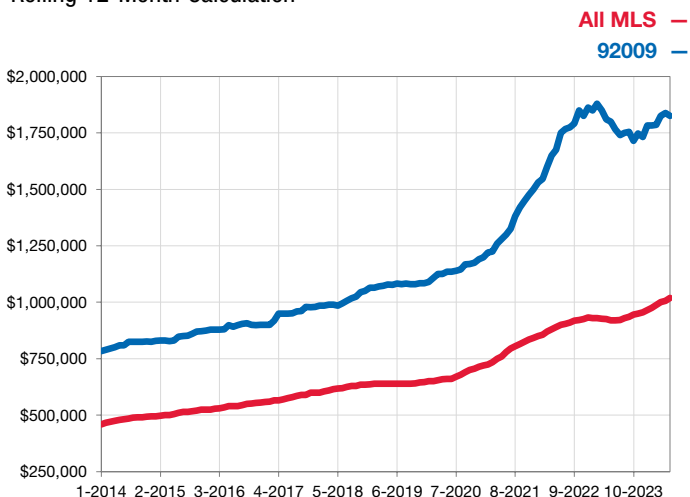
Single Family	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	44	32	- 27.3%	173	218	+ 26.0%
Pending Sales	33	24	- 27.3%	141	161	+ 14.2%
Closed Sales	25	17	- 32.0%	126	152	+ 20.6%
Median Sales Price*	\$1,944,000	\$1,710,000	- 12.0%	\$1,821,500	\$1,915,000	+ 5.1%
Percent of Original List Price Received*	102.5%	100.4%	- 2.0%	98.9%	99.8%	+ 0.9%
Days on Market Until Sale	15	32	+ 113.3%	28	30	+ 7.1%
Inventory of Homes for Sale	40	51	+ 27.5%	--	--	--
Months Supply of Inventory	1.9	2.3	+ 21.1%	--	--	--

* 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	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	26	21	- 19.2%	119	130	+ 9.2%
Pending Sales	20	12	- 40.0%	97	109	+ 12.4%
Closed Sales	20	18	- 10.0%	91	105	+ 15.4%
Median Sales Price*	\$787,500	\$771,500	- 2.0%	\$775,000	\$798,000	+ 3.0%
Percent of Original List Price Received*	102.8%	99.6%	- 3.1%	99.9%	100.3%	+ 0.4%
Days on Market Until Sale	23	55	+ 139.1%	27	41	+ 51.9%
Inventory of Homes for Sale	24	37	+ 54.2%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

* 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

