

Local Market Update for September 2024

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

92009

Carlsbad SE

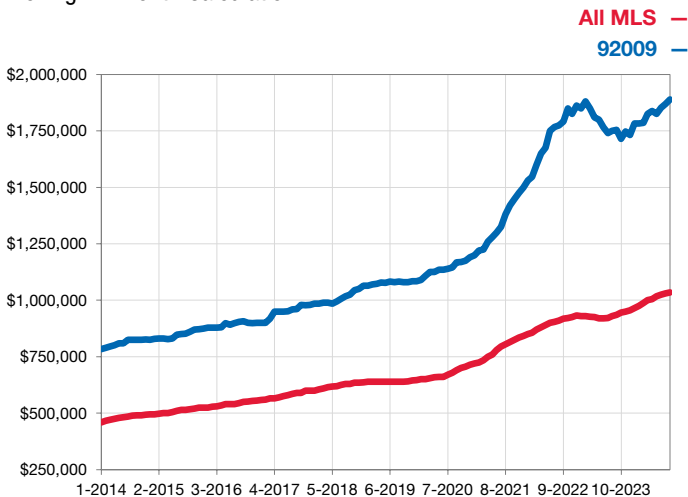
Single Family	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	17	33	+ 94.1%	251	319	+ 27.1%
Pending Sales	12	26	+ 116.7%	199	235	+ 18.1%
Closed Sales	17	24	+ 41.2%	199	230	+ 15.6%
Median Sales Price*	\$1,595,000	\$1,920,000	+ 20.4%	\$1,750,000	\$1,935,000	+ 10.6%
Percent of Original List Price Received*	98.7%	96.8%	- 1.9%	98.9%	98.8%	- 0.1%
Days on Market Until Sale	30	56	+ 86.7%	27	34	+ 25.9%
Inventory of Homes for Sale	41	47	+ 14.6%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

* 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	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	19	10	- 47.4%	179	191	+ 6.7%
Pending Sales	19	16	- 15.8%	147	159	+ 8.2%
Closed Sales	10	14	+ 40.0%	138	153	+ 10.9%
Median Sales Price*	\$778,750	\$770,500	- 1.1%	\$775,000	\$798,000	+ 3.0%
Percent of Original List Price Received*	98.3%	98.7%	+ 0.4%	99.8%	99.3%	- 0.5%
Days on Market Until Sale	41	23	- 43.9%	25	41	+ 64.0%
Inventory of Homes for Sale	28	31	+ 10.7%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

* 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

