

Local Market Update for July 2024

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

92009

Carlsbad SE

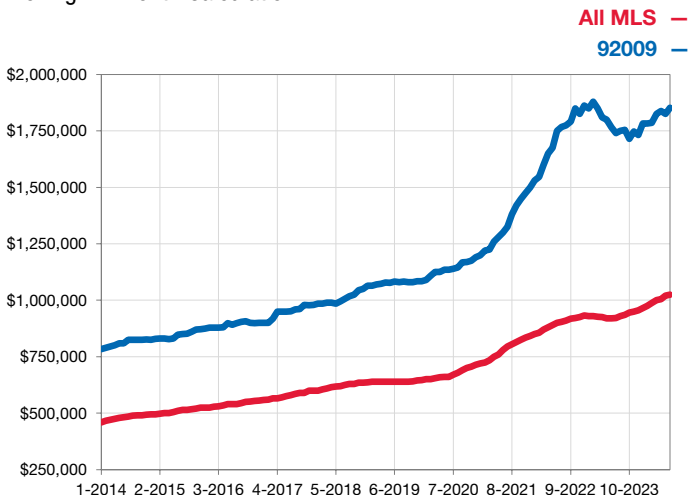
Single Family	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	34	26	- 23.5%	207	251	+ 21.3%
Pending Sales	23	23	0.0%	164	184	+ 12.2%
Closed Sales	35	28	- 20.0%	161	180	+ 11.8%
Median Sales Price*	\$1,710,000	\$1,967,500	+ 15.1%	\$1,780,000	\$1,927,500	+ 8.3%
Percent of Original List Price Received*	98.4%	98.5%	+ 0.1%	98.8%	99.6%	+ 0.8%
Days on Market Until Sale	26	31	+ 19.2%	27	30	+ 11.1%
Inventory of Homes for Sale	47	50	+ 6.4%	--	--	--
Months Supply of Inventory	2.3	2.3	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	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	21	18	- 14.3%	140	153	+ 9.3%
Pending Sales	20	18	- 10.0%	117	129	+ 10.3%
Closed Sales	15	18	+ 20.0%	106	123	+ 16.0%
Median Sales Price*	\$760,000	\$873,000	+ 14.9%	\$772,500	\$800,000	+ 3.6%
Percent of Original List Price Received*	100.1%	98.0%	- 2.1%	100.0%	100.0%	0.0%
Days on Market Until Sale	23	59	+ 156.5%	26	43	+ 65.4%
Inventory of Homes for Sale	24	35	+ 45.8%	--	--	--
Months Supply of Inventory	1.6	2.2	+ 37.5%	--	--	--

* 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

