

Local Market Update for December 2024

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

92009

Carlsbad SE

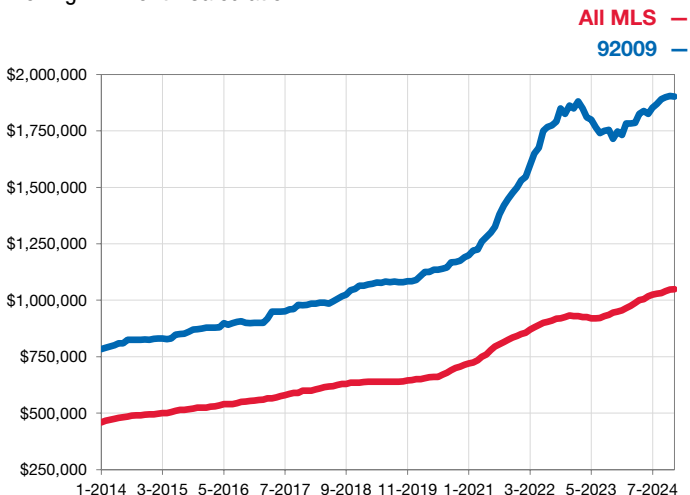
Single Family	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	8	7	- 12.5%	304	389	+ 28.0%
Pending Sales	13	15	+ 15.4%	242	301	+ 24.4%
Closed Sales	10	29	+ 190.0%	240	306	+ 27.5%
Median Sales Price*	\$1,677,500	\$1,800,000	+ 7.3%	\$1,732,300	\$1,902,500	+ 9.8%
Percent of Original List Price Received*	99.6%	97.3%	- 2.3%	98.5%	98.4%	- 0.1%
Days on Market Until Sale	28	44	+ 57.1%	28	35	+ 25.0%
Inventory of Homes for Sale	24	25	+ 4.2%	--	--	--
Months Supply of Inventory	1.2	1.0	- 16.7%	--	--	--

* 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	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	19	17	- 10.5%	231	244	+ 5.6%
Pending Sales	8	12	+ 50.0%	178	185	+ 3.9%
Closed Sales	12	9	- 25.0%	179	180	+ 0.6%
Median Sales Price*	\$880,000	\$725,000	- 17.6%	\$775,000	\$800,750	+ 3.3%
Percent of Original List Price Received*	99.7%	96.5%	- 3.2%	99.5%	99.0%	- 0.5%
Days on Market Until Sale	41	32	- 22.0%	27	42	+ 55.6%
Inventory of Homes for Sale	33	30	- 9.1%	--	--	--
Months Supply of Inventory	2.2	1.9	- 13.6%	--	--	--

* 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

