

# Local Market Update for August 2024

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

## 92010

### Carlsbad NE

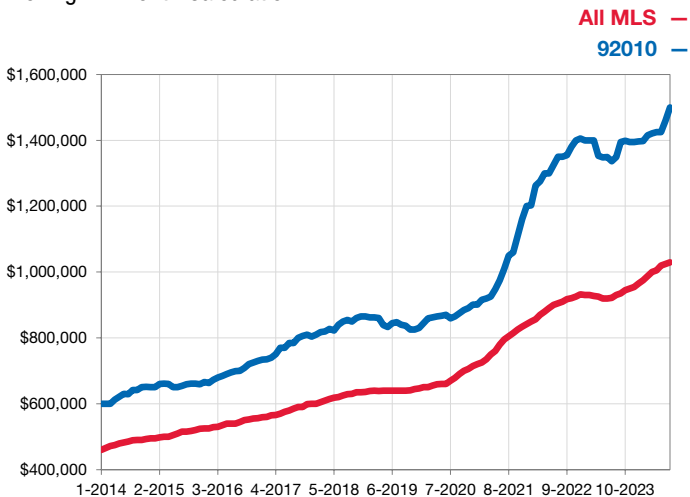
Single Family	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	5	11	+ 120.0%	82	75	- 8.5%
Pending Sales	14	9	- 35.7%	72	59	- 18.1%
Closed Sales	15	7	- 53.3%	65	59	- 9.2%
Median Sales Price*	\$1,387,000	\$1,460,000	+ 5.3%	\$1,350,000	\$1,500,000	+ 11.1%
Percent of Original List Price Received*	100.9%	99.5%	- 1.4%	101.0%	101.5%	+ 0.5%
Days on Market Until Sale	26	15	- 42.3%	24	29	+ 20.8%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	0.8	2.0	+ 150.0%	--	--	--

\* 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	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
<b>Key Metrics</b>						
New Listings	9	7	- 22.2%	49	53	+ 8.2%
Pending Sales	9	3	- 66.7%	50	36	- 28.0%
Closed Sales	6	6	0.0%	45	36	- 20.0%
Median Sales Price*	\$860,000	\$1,020,000	+ 18.6%	\$825,000	\$863,345	+ 4.6%
Percent of Original List Price Received*	98.0%	98.7%	+ 0.7%	100.0%	99.9%	- 0.1%
Days on Market Until Sale	37	49	+ 32.4%	29	30	+ 3.4%
Inventory of Homes for Sale	7	15	+ 114.3%	--	--	--
Months Supply of Inventory	1.3	3.5	+ 169.2%	--	--	--

\* 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

