



Local Market Update for July 2016

Provided by the North San Diego County Association of REALTORS®.

92008 - Carlsbad

North San Diego County

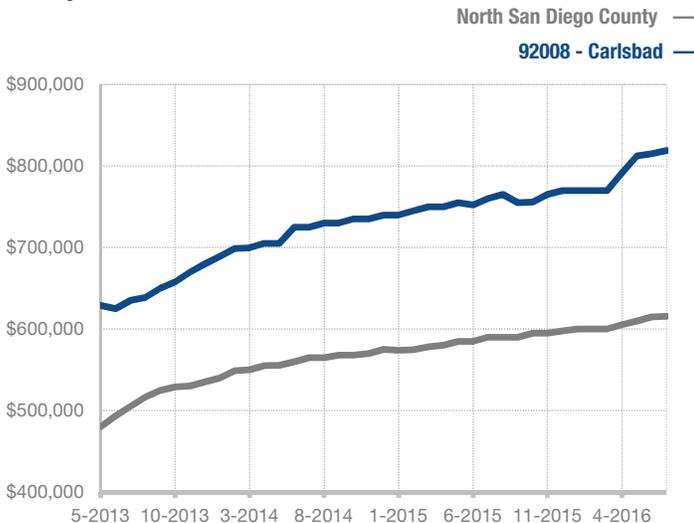
Detached Single-Family	July			Rolling 12 Months		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	36	24	- 33.3%	307	277	- 9.8%
Pending Sales	19	16	- 15.8%	209	184	- 12.0%
Closed Sales	25	11	- 56.0%	206	177	- 14.1%
Days on Market Until Sale	35	23	- 34.3%	43	39	- 9.3%
Median Sales Price*	\$788,000	\$830,000	+ 5.3%	\$760,000	\$819,000	+ 7.8%
Average Sales Price*	\$829,792	\$917,273	+ 10.5%	\$889,941	\$920,581	+ 3.4%
Percent of Original List Price Received*	94.2%	101.1%	+ 7.3%	94.9%	96.4%	+ 1.6%
Percent of List Price Received*	96.6%	100.6%	+ 4.1%	96.9%	97.5%	+ 0.6%
Inventory of Homes for Sale	64	49	- 23.4%	--	--	--
Months Supply of Inventory	3.7	3.2	- 13.5%	--	--	--

* 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.

Attached Single-Family	July			Rolling 12 Months		
	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
Key Metrics						
New Listings	20	19	- 5.0%	187	191	+ 2.1%
Pending Sales	21	15	- 28.6%	138	142	+ 2.9%
Closed Sales	13	17	+ 30.8%	126	143	+ 13.5%
Days on Market Until Sale	54	35	- 35.2%	46	39	- 15.2%
Median Sales Price*	\$648,000	\$525,000	- 19.0%	\$473,500	\$590,000	+ 24.6%
Average Sales Price*	\$695,654	\$666,206	- 4.2%	\$538,066	\$671,380	+ 24.8%
Percent of Original List Price Received*	94.9%	97.8%	+ 3.1%	95.8%	96.6%	+ 0.8%
Percent of List Price Received*	98.1%	98.9%	+ 0.8%	97.3%	98.0%	+ 0.7%
Inventory of Homes for Sale	29	28	- 3.4%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--

* 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 – Detached Single-Family
Rolling 12-Month Calculation



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

