

Local Market Update for July 2016

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

North San Diego County
Association of REALTORS®



HOMEDEX

92009 - Carlsbad

North San Diego County

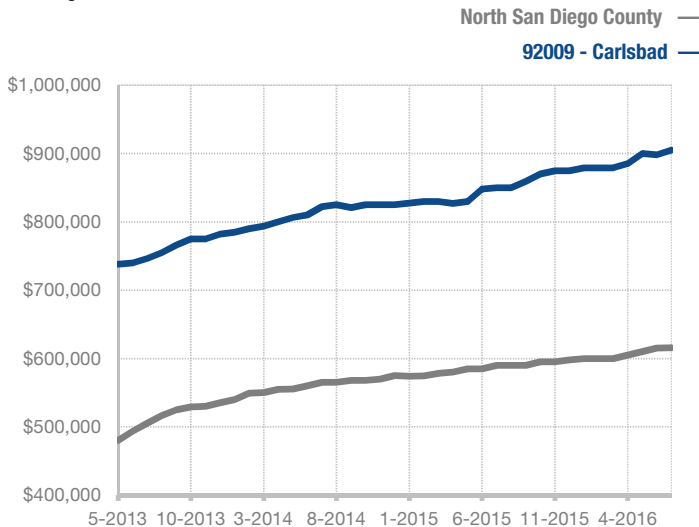
Detached Single-Family	July			Rolling 12 Months		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	104	67	- 35.6%	842	735	- 12.7%
Pending Sales	48	49	+ 2.1%	566	507	- 10.4%
Closed Sales	66	48	- 27.3%	548	509	- 7.1%
Days on Market Until Sale	25	25	0.0%	37	33	- 10.8%
Median Sales Price*	\$867,000	\$928,500	+ 7.1%	\$850,000	\$905,000	+ 6.5%
Average Sales Price*	\$937,839	\$1,016,958	+ 8.4%	\$927,479	\$991,315	+ 6.9%
Percent of Original List Price Received*	97.4%	97.2%	- 0.2%	96.7%	96.6%	- 0.1%
Percent of List Price Received*	98.4%	98.0%	- 0.4%	97.9%	97.8%	- 0.1%
Inventory of Homes for Sale	145	119	- 17.9%	--	--	--
Months Supply of Inventory	3.1	2.8	- 9.7%	--	--	--

* 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.

Attached Single-Family	July			Rolling 12 Months		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	48	38	- 20.8%	460	461	+ 0.2%
Pending Sales	32	36	+ 12.5%	300	364	+ 21.3%
Closed Sales	29	33	+ 13.8%	301	354	+ 17.6%
Days on Market Until Sale	31	29	- 6.5%	43	35	- 18.6%
Median Sales Price*	\$445,000	\$430,000	- 3.4%	\$400,000	\$428,750	+ 7.2%
Average Sales Price*	\$458,000	\$464,141	+ 1.3%	\$420,819	\$454,641	+ 8.0%
Percent of Original List Price Received*	96.5%	97.3%	+ 0.8%	96.7%	97.2%	+ 0.5%
Percent of List Price Received*	98.2%	98.8%	+ 0.6%	98.0%	98.3%	+ 0.3%
Inventory of Homes for Sale	89	52	- 41.6%	--	--	--
Months Supply of Inventory	3.6	1.7	- 52.8%	--	--	--

* 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

