

Local Market Update for July 2016

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

North San Diego County
Association of REALTORS®



HOMEDEX

92010 - Carlsbad

North San Diego County

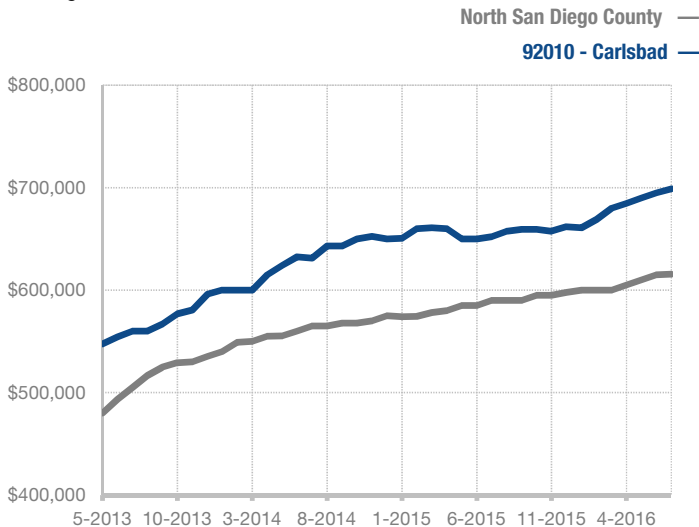
Detached Single-Family	July			Rolling 12 Months		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	22	18	- 18.2%	203	182	- 10.3%
Pending Sales	16	18	+ 12.5%	156	162	+ 3.8%
Closed Sales	17	11	- 35.3%	154	159	+ 3.2%
Days on Market Until Sale	22	11	- 50.0%	36	26	- 27.8%
Median Sales Price*	\$684,000	\$734,000	+ 7.3%	\$652,200	\$699,000	+ 7.2%
Average Sales Price*	\$690,965	\$744,818	+ 7.8%	\$668,487	\$707,939	+ 5.9%
Percent of Original List Price Received*	97.4%	99.7%	+ 2.4%	97.0%	98.3%	+ 1.3%
Percent of List Price Received*	97.9%	100.0%	+ 2.1%	98.2%	98.9%	+ 0.7%
Inventory of Homes for Sale	31	14	- 54.8%	--	--	--
Months Supply of Inventory	2.4	1.0	- 58.3%	--	--	--

* 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	14	11	- 21.4%	121	106	- 12.4%
Pending Sales	9	8	- 11.1%	97	91	- 6.2%
Closed Sales	8	7	- 12.5%	101	88	- 12.9%
Days on Market Until Sale	18	18	0.0%	30	22	- 26.7%
Median Sales Price*	\$457,000	\$407,000	- 10.9%	\$432,000	\$446,500	+ 3.4%
Average Sales Price*	\$440,688	\$443,429	+ 0.6%	\$429,377	\$441,985	+ 2.9%
Percent of Original List Price Received*	99.3%	96.4%	- 2.9%	97.4%	97.4%	0.0%
Percent of List Price Received*	99.4%	96.0%	- 3.4%	98.3%	98.2%	- 0.1%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	1.5	1.5	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.

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



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

