

# Local Market Update for July 2016

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

North San Diego County  
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**HOMEDEX**

## 92011 - Carlsbad

North San Diego County

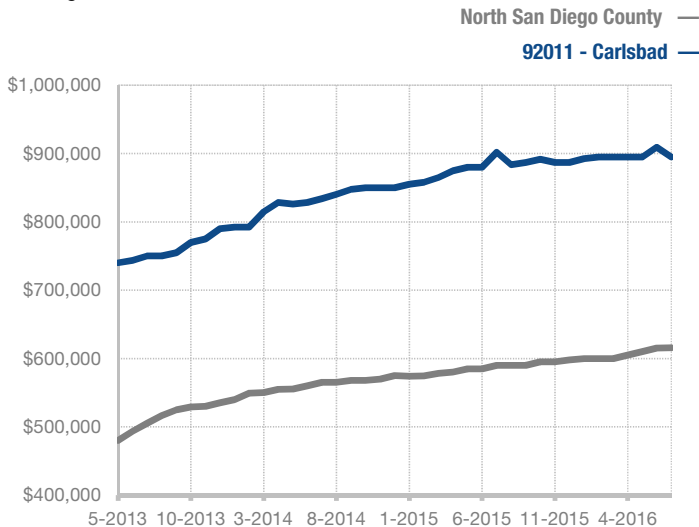
Detached Single-Family	July			Rolling 12 Months		
Key Metrics	2015	2016	Percent Change	Thru 7-2015	Thru 7-2016	Percent Change
New Listings	43	35	- 18.6%	349	362	+ 3.7%
Pending Sales	18	26	+ 44.4%	232	252	+ 8.6%
Closed Sales	31	24	- 22.6%	235	245	+ 4.3%
Days on Market Until Sale	35	21	- 40.0%	39	32	- 17.9%
Median Sales Price*	\$920,000	<b>\$902,500</b>	- 1.9%	\$902,000	<b>\$895,000</b>	- 0.8%
Average Sales Price*	\$968,319	<b>\$962,498</b>	- 0.6%	\$929,407	<b>\$965,123</b>	+ 3.8%
Percent of Original List Price Received*	97.7%	<b>96.4%</b>	- 1.3%	97.1%	<b>97.0%</b>	- 0.1%
Percent of List Price Received*	98.5%	<b>97.7%</b>	- 0.8%	98.1%	<b>98.1%</b>	0.0%
Inventory of Homes for Sale	57	57	0.0%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--

\* 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	16	24	+ 50.0%	173	172	- 0.6%
Pending Sales	9	13	+ 44.4%	142	124	- 12.7%
Closed Sales	22	10	- 54.5%	143	121	- 15.4%
Days on Market Until Sale	19	17	- 10.5%	43	30	- 30.2%
Median Sales Price*	\$512,500	<b>\$607,500</b>	+ 18.5%	\$525,000	<b>\$540,000</b>	+ 2.9%
Average Sales Price*	\$548,238	<b>\$586,900</b>	+ 7.1%	\$538,028	<b>\$565,945</b>	+ 5.2%
Percent of Original List Price Received*	97.1%	<b>97.9%</b>	+ 0.8%	96.0%	<b>97.8%</b>	+ 1.9%
Percent of List Price Received*	97.4%	<b>98.5%</b>	+ 1.1%	97.4%	<b>98.9%</b>	+ 1.5%
Inventory of Homes for Sale	17	27	+ 58.8%	--	--	--
Months Supply of Inventory	1.4	2.6	+ 85.7%	--	--	--

\* 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.

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



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

