

# Local Market Update for March 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92008 - Carlsbad

North San Diego County

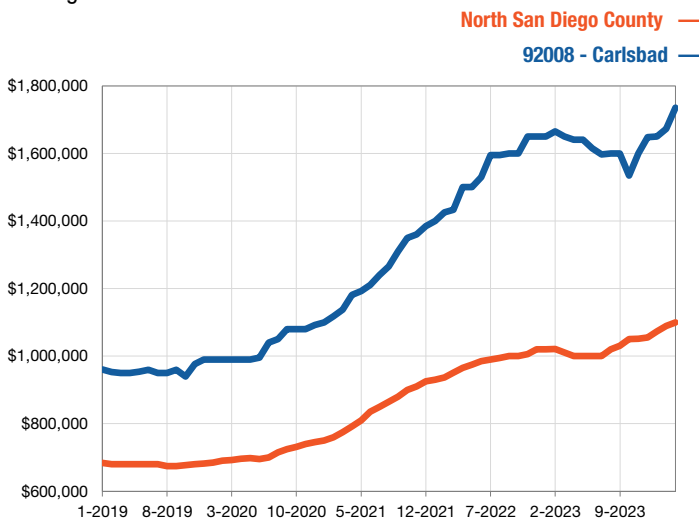
Detached Single-Family	March			Rolling 12 Months		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	15	13	- 13.3%	214	201	- 6.1%
Pending Sales	15	11	- 26.7%	140	142	+ 1.4%
Closed Sales	16	14	- 12.5%	143	138	- 3.5%
Days on Market Until Sale	17	14	- 17.6%	20	24	+ 20.0%
Median Sales Price*	\$1,585,000	\$1,785,000	+ 12.6%	\$1,650,000	\$1,735,500	+ 5.2%
Average Sales Price*	\$1,713,279	\$2,159,211	+ 26.0%	\$1,863,293	\$2,175,484	+ 16.8%
Percent of Original List Price Received*	100.0%	101.3%	+ 1.3%	98.6%	98.8%	+ 0.2%
Percent of List Price Received*	100.6%	101.7%	+ 1.1%	100.7%	99.9%	- 0.8%
Inventory of Homes for Sale	24	24	0.0%	--	--	--
Months Supply of Inventory	2.1	2.0	- 4.8%	--	--	--

\* 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.

Attached Single-Family	March			Rolling 12 Months		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	12	21	+ 75.0%	144	133	- 7.6%
Pending Sales	13	11	- 15.4%	108	92	- 14.8%
Closed Sales	13	10	- 23.1%	107	93	- 13.1%
Days on Market Until Sale	45	44	- 2.2%	34	26	- 23.5%
Median Sales Price*	\$1,153,000	\$1,122,500	- 2.6%	\$1,200,000	\$1,095,000	- 8.8%
Average Sales Price*	\$1,428,769	\$1,837,500	+ 28.6%	\$1,430,180	\$1,371,173	- 4.1%
Percent of Original List Price Received*	100.5%	94.1%	- 6.4%	99.0%	96.7%	- 2.3%
Percent of List Price Received*	101.7%	97.8%	- 3.8%	99.8%	98.3%	- 1.5%
Inventory of Homes for Sale	14	27	+ 92.9%	--	--	--
Months Supply of Inventory	1.6	3.5	+ 118.8%	--	--	--

\* 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

