

Local Market Update for November 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

Key Metrics	November			Rolling 12 Months		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	20	13	- 35.0%	199	249	+ 25.1%
Pending Sales	9	17	+ 88.9%	137	148	+ 8.0%
Closed Sales	8	6	- 25.0%	133	145	+ 9.0%
Days on Market Until Sale	49	61	+ 24.5%	24	26	+ 8.3%
Median Sales Price*	\$2,211,250	\$1,862,500	- 15.8%	\$1,600,000	\$1,900,000	+ 18.8%
Average Sales Price*	\$2,654,063	\$2,182,345	- 17.8%	\$1,905,378	\$2,161,459	+ 13.4%
Percent of Original List Price Received*	91.9%	94.3%	+ 2.6%	98.0%	97.7%	- 0.3%
Percent of List Price Received*	95.5%	97.4%	+ 2.0%	99.3%	99.0%	- 0.3%
Inventory of Homes for Sale	29	44	+ 51.7%	--	--	--
Months Supply of Inventory	2.5	3.6	+ 44.0%	--	--	--

* 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.

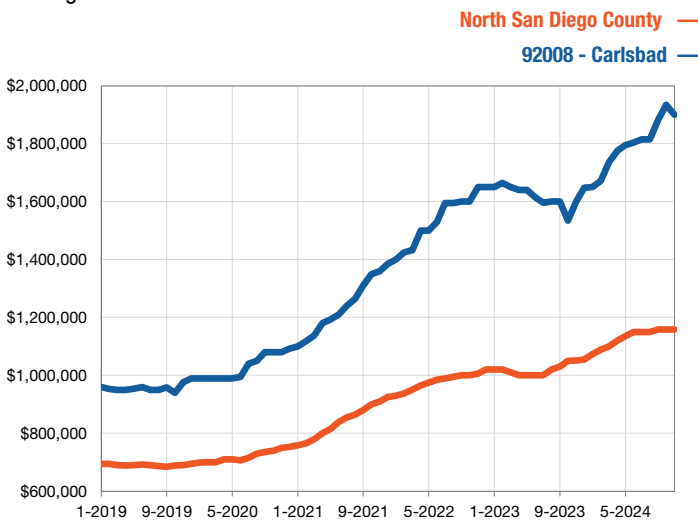
Attached Single-Family

Key Metrics	November			Rolling 12 Months		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	8	7	- 12.5%	127	178	+ 40.2%
Pending Sales	8	9	+ 12.5%	105	123	+ 17.1%
Closed Sales	8	11	+ 37.5%	103	115	+ 11.7%
Days on Market Until Sale	21	62	+ 195.2%	35	36	+ 2.9%
Median Sales Price*	\$964,500	\$1,099,140	+ 14.0%	\$1,080,000	\$1,200,000	+ 11.1%
Average Sales Price*	\$1,111,625	\$1,081,764	- 2.7%	\$1,339,671	\$1,436,761	+ 7.2%
Percent of Original List Price Received*	97.3%	95.4%	- 2.0%	97.4%	96.8%	- 0.6%
Percent of List Price Received*	97.9%	98.2%	+ 0.3%	98.8%	98.5%	- 0.3%
Inventory of Homes for Sale	23	26	+ 13.0%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--

* 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

