

Local Market Update for June 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92008 - Carlsbad

North San Diego County

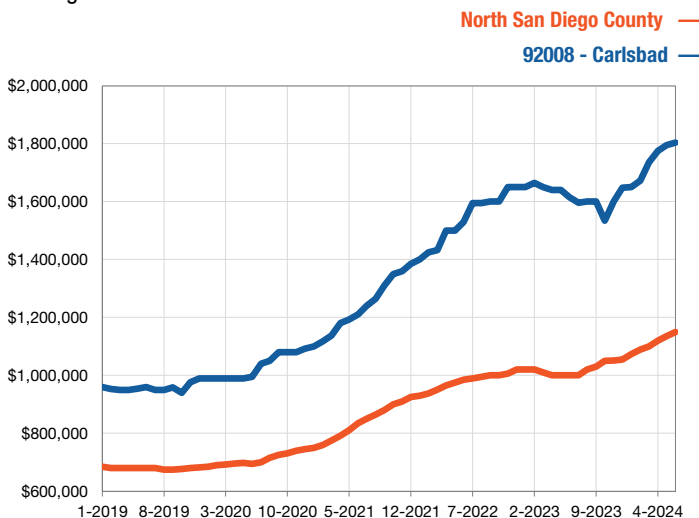
Detached Single-Family	June			Rolling 12 Months		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	26	17	- 34.6%	203	204	+ 0.5%
Pending Sales	20	11	- 45.0%	138	141	+ 2.2%
Closed Sales	11	13	+ 18.2%	133	151	+ 13.5%
Days on Market Until Sale	10	20	+ 100.0%	22	24	+ 9.1%
Median Sales Price*	\$1,650,000	\$1,804,000	+ 9.3%	\$1,615,000	\$1,804,000	+ 11.7%
Average Sales Price*	\$1,666,727	\$1,970,718	+ 18.2%	\$1,856,926	\$2,178,905	+ 17.3%
Percent of Original List Price Received*	100.7%	97.5%	- 3.2%	96.9%	98.5%	+ 1.7%
Percent of List Price Received*	101.9%	99.2%	- 2.6%	99.2%	99.5%	+ 0.3%
Inventory of Homes for Sale	37	34	- 8.1%	--	--	--
Months Supply of Inventory	3.2	2.9	- 9.4%	--	--	--

* 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	June			Rolling 12 Months		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	4	35	+ 775.0%	128	173	+ 35.2%
Pending Sales	7	15	+ 114.3%	101	101	0.0%
Closed Sales	8	22	+ 175.0%	107	98	- 8.4%
Days on Market Until Sale	21	25	+ 19.0%	33	27	- 18.2%
Median Sales Price*	\$1,347,500	\$1,924,950	+ 42.9%	\$1,125,000	\$1,306,215	+ 16.1%
Average Sales Price*	\$1,399,563	\$1,829,373	+ 30.7%	\$1,402,045	\$1,504,522	+ 7.3%
Percent of Original List Price Received*	95.5%	97.4%	+ 2.0%	97.4%	97.3%	- 0.1%
Percent of List Price Received*	98.3%	98.5%	+ 0.2%	98.7%	98.8%	+ 0.1%
Inventory of Homes for Sale	18	49	+ 172.2%	--	--	--
Months Supply of Inventory	2.1	5.8	+ 176.2%	--	--	--

* 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

