

# Local Market Update for April 2024

Provided by the North San Diego County REALTORS®.

## 92008 - Carlsbad

North San Diego County

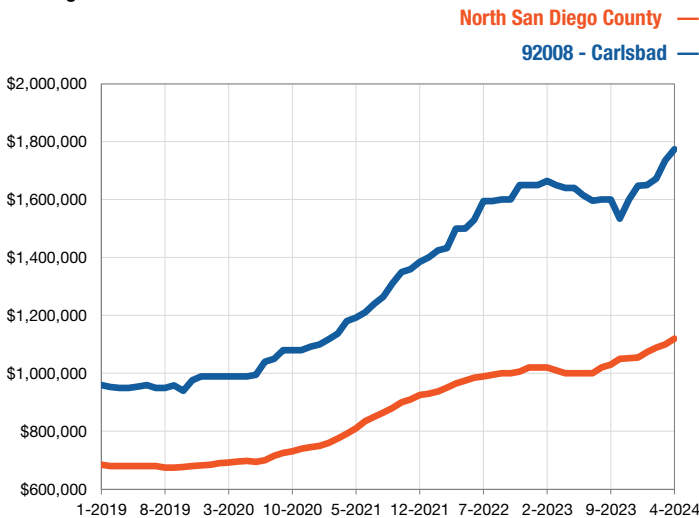
Detached Single-Family	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
<b>Key Metrics</b>						
New Listings	18	24	+ 33.3%	214	210	- 1.9%
Pending Sales	11	15	+ 36.4%	136	149	+ 9.6%
Closed Sales	10	18	+ 80.0%	137	146	+ 6.6%
Days on Market Until Sale	26	20	- 23.1%	21	23	+ 9.5%
Median Sales Price*	\$1,547,500	<b>\$1,943,500</b>	+ 25.6%	\$1,640,000	<b>\$1,775,000</b>	+ 8.2%
Average Sales Price*	\$2,107,628	<b>\$2,239,436</b>	+ 6.3%	\$1,826,147	<b>\$2,188,016</b>	+ 19.8%
Percent of Original List Price Received*	99.4%	99.5%	+ 0.1%	97.8%	98.9%	+ 1.1%
Percent of List Price Received*	101.9%	99.0%	- 2.8%	100.2%	99.6%	- 0.6%
Inventory of Homes for Sale	28	29	+ 3.6%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--

\* 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	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
<b>Key Metrics</b>						
New Listings	16	19	+ 18.8%	150	136	- 9.3%
Pending Sales	10	8	- 20.0%	110	91	- 17.3%
Closed Sales	9	8	- 11.1%	103	92	- 10.7%
Days on Market Until Sale	14	10	- 28.6%	33	26	- 21.2%
Median Sales Price*	\$935,000	<b>\$1,286,250</b>	+ 37.6%	\$1,150,000	<b>\$1,183,250</b>	+ 2.9%
Average Sales Price*	\$976,722	<b>\$1,541,438</b>	+ 57.8%	\$1,392,221	<b>\$1,424,566</b>	+ 2.3%
Percent of Original List Price Received*	99.5%	101.0%	+ 1.5%	98.7%	96.8%	- 1.9%
Percent of List Price Received*	99.5%	101.0%	+ 1.5%	99.7%	98.4%	- 1.3%
Inventory of Homes for Sale	19	30	+ 57.9%	--	--	--
Months Supply of Inventory	2.1	4.0	+ 90.5%	--	--	--

\* 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

