

Local Market Update for December 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92008 - Carlsbad

North San Diego County

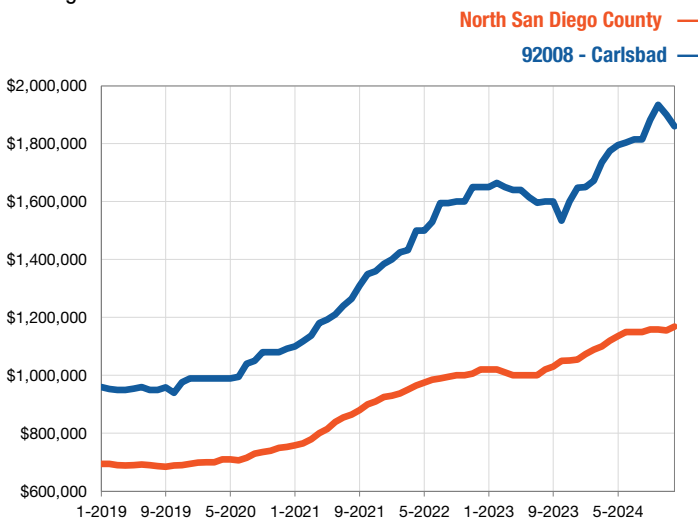
Detached Single-Family	December			Rolling 12 Months		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	7	9	+ 28.6%	194	251	+ 29.4%
Pending Sales	6	11	+ 83.3%	133	153	+ 15.0%
Closed Sales	12	12	0.0%	134	145	+ 8.2%
Days on Market Until Sale	32	42	+ 31.3%	25	27	+ 8.0%
Median Sales Price*	\$2,185,000	\$1,528,000	- 30.1%	\$1,647,500	\$1,860,000	+ 12.9%
Average Sales Price*	\$3,225,000	\$1,808,625	- 43.9%	\$2,063,338	\$2,044,242	- 0.9%
Percent of Original List Price Received*	95.9%	94.9%	- 1.0%	97.9%	97.6%	- 0.3%
Percent of List Price Received*	97.2%	99.6%	+ 2.5%	99.3%	99.2%	- 0.1%
Inventory of Homes for Sale	24	27	+ 12.5%	--	--	--
Months Supply of Inventory	2.2	2.1	- 4.5%	--	--	--

* 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.

Attached Single-Family	December			Rolling 12 Months		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
Key Metrics						
New Listings	3	4	+ 33.3%	127	182	+ 43.3%
Pending Sales	3	3	0.0%	93	123	+ 32.3%
Closed Sales	4	8	+ 100.0%	104	120	+ 15.4%
Days on Market Until Sale	33	27	- 18.2%	34	36	+ 5.9%
Median Sales Price*	\$1,150,000	\$939,950	- 18.3%	\$1,110,000	\$1,185,501	+ 6.8%
Average Sales Price*	\$1,172,500	\$1,136,159	- 3.1%	\$1,349,824	\$1,423,006	+ 5.4%
Percent of Original List Price Received*	95.1%	95.9%	+ 0.8%	97.4%	96.8%	- 0.6%
Percent of List Price Received*	98.2%	99.2%	+ 1.0%	98.9%	98.6%	- 0.3%
Inventory of Homes for Sale	21	28	+ 33.3%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--

* 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.

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



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

