

Local Market Update for February 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92008 - Carlsbad

North San Diego County

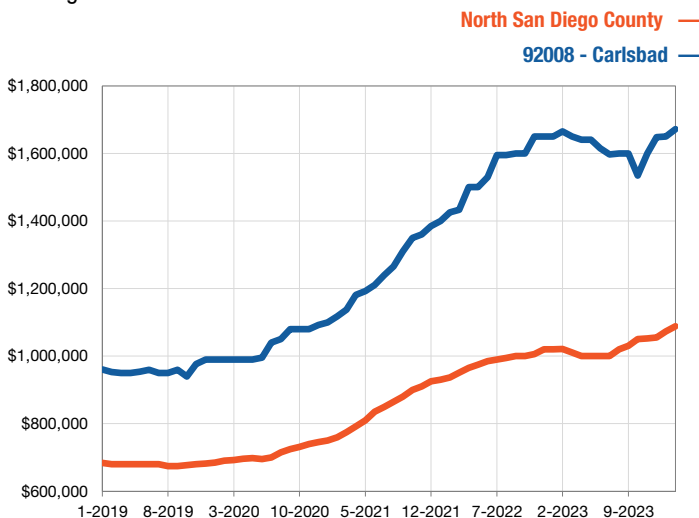
Detached Single-Family	February			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	18	12	- 33.3%	219	201	- 8.2%
Pending Sales	6	13	+ 116.7%	140	145	+ 3.6%
Closed Sales	4	13	+ 225.0%	140	140	0.0%
Days on Market Until Sale	22	25	+ 13.6%	20	24	+ 20.0%
Median Sales Price*	\$1,800,000	\$2,400,000	+ 33.3%	\$1,665,000	\$1,672,500	+ 0.5%
Average Sales Price*	\$1,737,500	\$2,456,769	+ 41.4%	\$1,882,206	\$2,124,288	+ 12.9%
Percent of Original List Price Received*	95.3%	99.1%	+ 4.0%	99.2%	98.7%	- 0.5%
Percent of List Price Received*	96.8%	99.2%	+ 2.5%	101.2%	99.8%	- 1.4%
Inventory of Homes for Sale	26	24	- 7.7%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--

* 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	February			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	13	5	- 61.5%	153	118	- 22.9%
Pending Sales	9	5	- 44.4%	108	91	- 15.7%
Closed Sales	3	4	+ 33.3%	103	96	- 6.8%
Days on Market Until Sale	22	44	+ 100.0%	32	27	- 15.6%
Median Sales Price*	\$1,080,000	\$1,176,750	+ 9.0%	\$1,200,000	\$1,122,500	- 6.5%
Average Sales Price*	\$1,623,333	\$1,202,375	- 25.9%	\$1,411,648	\$1,330,397	- 5.8%
Percent of Original List Price Received*	96.2%	93.3%	- 3.0%	99.8%	97.5%	- 2.3%
Percent of List Price Received*	96.2%	94.8%	- 1.5%	100.5%	98.8%	- 1.7%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--

* 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

