

Local Market Update for November 2024

Provided by the North San Diego County REALTORS®.

92009 - 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	18	20	+ 11.1%	317	390	+ 23.0%
Pending Sales	15	26	+ 73.3%	244	300	+ 23.0%
Closed Sales	19	18	- 5.3%	241	287	+ 19.1%
Days on Market Until Sale	33	27	- 18.2%	22	24	+ 9.1%
Median Sales Price*	\$1,730,000	\$2,125,000	+ 22.8%	\$1,730,000	\$1,900,000	+ 9.8%
Average Sales Price*	\$1,771,271	\$1,999,106	+ 12.9%	\$1,834,277	\$2,020,440	+ 10.1%
Percent of Original List Price Received*	95.4%	96.2%	+ 0.8%	98.4%	98.6%	+ 0.2%
Percent of List Price Received*	98.2%	98.0%	- 0.2%	99.6%	99.8%	+ 0.2%
Inventory of Homes for Sale	44	40	- 9.1%	--	--	--
Months Supply of Inventory	2.2	1.6	- 27.3%	--	--	--

* 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.

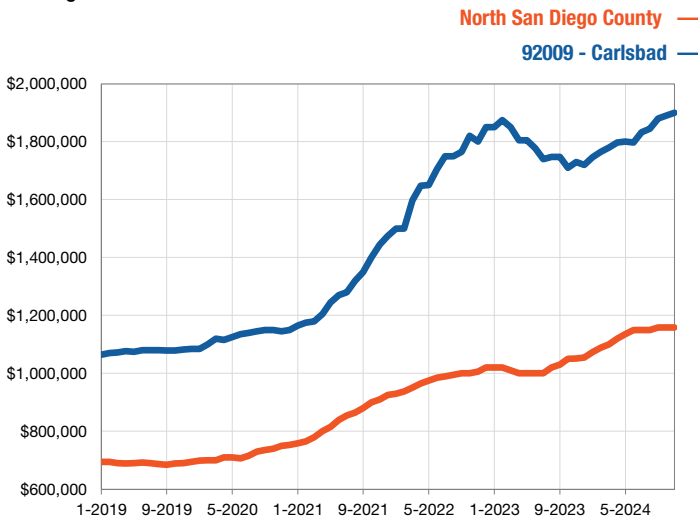
Attached Single-Family

Key Metrics	November			Rolling 12 Months		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	10	16	+ 60.0%	214	243	+ 13.6%
Pending Sales	12	6	- 50.0%	174	178	+ 2.3%
Closed Sales	8	7	- 12.5%	169	180	+ 6.5%
Days on Market Until Sale	18	43	+ 138.9%	22	28	+ 27.3%
Median Sales Price*	\$816,500	\$945,000	+ 15.7%	\$770,000	\$812,500	+ 5.5%
Average Sales Price*	\$820,688	\$1,092,714	+ 33.1%	\$823,646	\$892,780	+ 8.4%
Percent of Original List Price Received*	97.6%	99.0%	+ 1.4%	99.4%	99.2%	- 0.2%
Percent of List Price Received*	97.8%	98.6%	+ 0.8%	100.1%	100.1%	0.0%
Inventory of Homes for Sale	30	34	+ 13.3%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--

* 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

