

# Local Market Update for March 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92009 - Carlsbad

North San Diego County

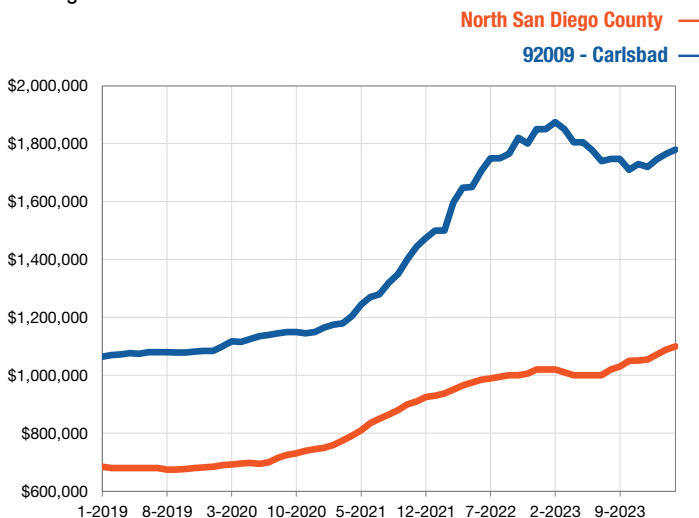
| Detached Single-Family                   | March       |             |                | Rolling 12 Months |             |                |
|--|-------------|-------------|----------------|-------------------|-------------|----------------|
|  | 2023        | 2024        | Percent Change | Thru 3-2023       | Thru 3-2024 | Percent Change |
| New Listings                             | 38          | 34          | - 10.5%        | 393               | 338         | - 14.0%        |
| Pending Sales                            | 27          | 27          | 0.0%           | 261               | 256         | - 1.9%         |
| Closed Sales                             | 28          | 25          | - 10.7%        | 266               | 252         | - 5.3%         |
| Days on Market Until Sale                | 33          | 25          | - 24.2%        | 22                | 20          | - 9.1%         |
| Median Sales Price*                      | \$1,869,500 | \$1,900,000 | + 1.6%         | \$1,850,000       | \$1,779,500 | - 3.8%         |
| Average Sales Price*                     | \$1,995,830 | \$2,069,072 | + 3.7%         | \$1,908,143       | \$1,865,917 | - 2.2%         |
| Percent of Original List Price Received* | 96.2%       | 99.3%       | + 3.2%         | 99.2%             | 99.4%       | + 0.2%         |
| Percent of List Price Received*          | 97.9%       | 100.3%      | + 2.5%         | 101.1%            | 100.1%      | - 1.0%         |
| Inventory of Homes for Sale              | 36          | 32          | - 11.1%        | --                | --          | --             |
| Months Supply of Inventory               | 1.7         | 1.5         | - 11.8%        | --                | --          | --             |

\* 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                   | March     |           |                | Rolling 12 Months |             |                |
|--|-----------|-----------|----------------|-------------------|-------------|----------------|
|  | 2023      | 2024      | Percent Change | Thru 3-2023       | Thru 3-2024 | Percent Change |
| New Listings                             | 13        | 16        | + 23.1%        | 253               | 224         | - 11.5%        |
| Pending Sales                            | 17        | 19        | + 11.8%        | 189               | 178         | - 5.8%         |
| Closed Sales                             | 21        | 20        | - 4.8%         | 204               | 174         | - 14.7%        |
| Days on Market Until Sale                | 28        | 25        | - 10.7%        | 21                | 22          | + 4.8%         |
| Median Sales Price*                      | \$748,500 | \$777,950 | + 3.9%         | \$785,000         | \$775,000   | - 1.3%         |
| Average Sales Price*                     | \$780,690 | \$815,293 | + 4.4%         | \$826,970         | \$820,823   | - 0.7%         |
| Percent of Original List Price Received* | 99.2%     | 101.9%    | + 2.7%         | 100.8%            | 100.1%      | - 0.7%         |
| Percent of List Price Received*          | 100.5%    | 103.2%    | + 2.7%         | 101.7%            | 100.5%      | - 1.2%         |
| Inventory of Homes for Sale              | 16        | 18        | + 12.5%        | --                | --          | --             |
| Months Supply of Inventory               | 1.0       | 1.2       | + 20.0%        | --                | --          | --             |

\* 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

