

Local Market Update for June 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92009 - Carlsbad

North San Diego County

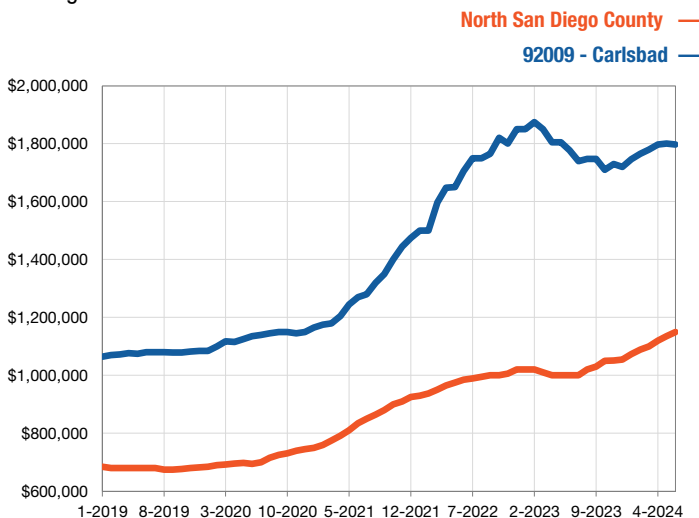
Detached Single-Family	June			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	47	34	- 27.7%	344	356	+ 3.5%
Pending Sales	34	24	- 29.4%	254	267	+ 5.1%
Closed Sales	25	18	- 28.0%	243	272	+ 11.9%
Days on Market Until Sale	9	12	+ 33.3%	24	21	- 12.5%
Median Sales Price*	\$1,944,000	\$1,707,500	- 12.2%	\$1,777,000	\$1,797,500	+ 1.2%
Average Sales Price*	\$2,000,900	\$1,965,250	- 1.8%	\$1,848,144	\$1,907,502	+ 3.2%
Percent of Original List Price Received*	102.5%	100.2%	- 2.2%	96.8%	99.2%	+ 2.5%
Percent of List Price Received*	101.9%	100.7%	- 1.2%	98.8%	100.1%	+ 1.3%
Inventory of Homes for Sale	45	53	+ 17.8%	--	--	--
Months Supply of Inventory	2.1	2.4	+ 14.3%	--	--	--

* 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	June			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	24	21	- 12.5%	223	236	+ 5.8%
Pending Sales	20	12	- 40.0%	170	183	+ 7.6%
Closed Sales	20	17	- 15.0%	170	186	+ 9.4%
Days on Market Until Sale	19	15	- 21.1%	24	24	0.0%
Median Sales Price*	\$787,500	\$765,000	- 2.9%	\$775,000	\$780,450	+ 0.7%
Average Sales Price*	\$818,695	\$839,876	+ 2.6%	\$820,394	\$839,370	+ 2.3%
Percent of Original List Price Received*	102.8%	99.8%	- 2.9%	98.4%	99.7%	+ 1.3%
Percent of List Price Received*	102.6%	100.8%	- 1.8%	99.7%	100.5%	+ 0.8%
Inventory of Homes for Sale	27	37	+ 37.0%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--

* 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

