

# Local Market Update for April 2024

Provided by the North San Diego County REALTORS®.

## 92009 - Carlsbad

North San Diego County

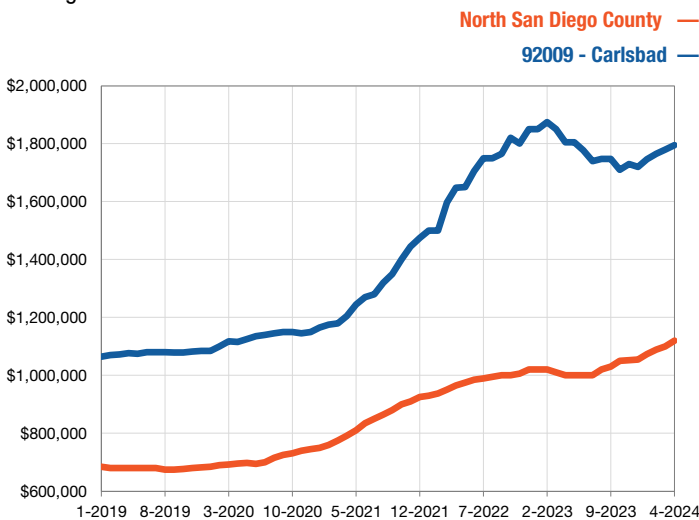
Detached Single-Family	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
<b>Key Metrics</b>						
New Listings	22	43	+ 95.5%	364	365	+ 0.3%
Pending Sales	24	35	+ 45.8%	254	266	+ 4.7%
Closed Sales	26	31	+ 19.2%	260	257	- 1.2%
Days on Market Until Sale	13	19	+ 46.2%	23	21	- 8.7%
Median Sales Price*	\$1,802,500	\$2,000,000	+ 11.0%	\$1,805,000	\$1,795,000	- 0.6%
Average Sales Price*	\$1,865,060	\$2,134,855	+ 14.5%	\$1,874,379	\$1,898,443	+ 1.3%
Percent of Original List Price Received*	100.9%	100.2%	- 0.7%	97.8%	99.4%	+ 1.6%
Percent of List Price Received*	101.3%	101.7%	+ 0.4%	99.8%	100.2%	+ 0.4%
Inventory of Homes for Sale	30	42	+ 40.0%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--

\* 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	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
<b>Key Metrics</b>						
New Listings	20	25	+ 25.0%	234	234	0.0%
Pending Sales	10	19	+ 90.0%	169	188	+ 11.2%
Closed Sales	11	18	+ 63.6%	186	181	- 2.7%
Days on Market Until Sale	11	25	+ 127.3%	22	23	+ 4.5%
Median Sales Price*	\$808,500	\$808,250	- 0.0%	\$775,000	\$775,000	0.0%
Average Sales Price*	\$871,955	\$790,564	- 9.3%	\$821,283	\$814,707	- 0.8%
Percent of Original List Price Received*	99.1%	99.2%	+ 0.1%	99.5%	100.1%	+ 0.6%
Percent of List Price Received*	98.7%	100.2%	+ 1.5%	100.7%	100.6%	- 0.1%
Inventory of Homes for Sale	22	26	+ 18.2%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

\* 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

