

Local Market Update for February 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92009 - Carlsbad

North San Diego County

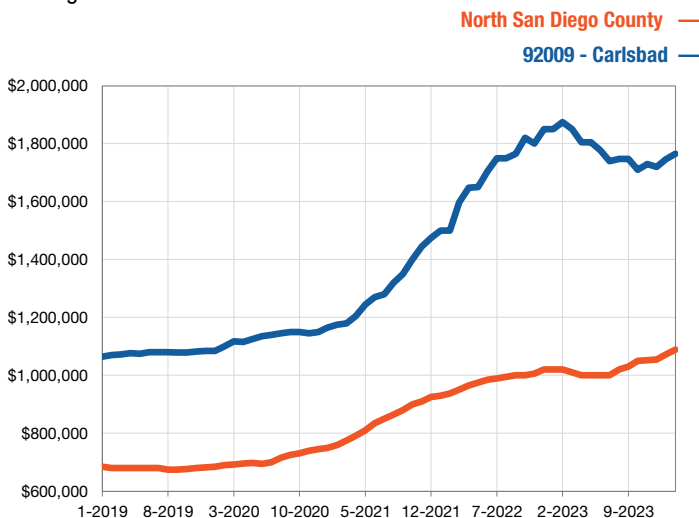
Detached Single-Family	February			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	19	27	+ 42.1%	386	338	- 12.4%
Pending Sales	20	27	+ 35.0%	265	254	- 4.2%
Closed Sales	10	20	+ 100.0%	271	255	- 5.9%
Days on Market Until Sale	42	18	- 57.1%	20	21	+ 5.0%
Median Sales Price*	\$1,915,000	\$1,845,000	- 3.7%	\$1,875,000	\$1,765,000	- 5.9%
Average Sales Price*	\$1,895,750	\$2,007,251	+ 5.9%	\$1,927,622	\$1,860,265	- 3.5%
Percent of Original List Price Received*	95.6%	99.9%	+ 4.5%	101.1%	99.1%	- 2.0%
Percent of List Price Received*	99.6%	100.2%	+ 0.6%	102.6%	99.9%	- 2.6%
Inventory of Homes for Sale	31	26	- 16.1%	--	--	--
Months Supply of Inventory	1.4	1.2	- 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	February			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	13	16	+ 23.1%	269	219	- 18.6%
Pending Sales	17	14	- 17.6%	203	175	- 13.8%
Closed Sales	15	18	+ 20.0%	206	175	- 15.0%
Days on Market Until Sale	25	30	+ 20.0%	20	22	+ 10.0%
Median Sales Price*	\$935,000	\$780,500	- 16.5%	\$787,500	\$775,000	- 1.6%
Average Sales Price*	\$944,633	\$845,138	- 10.5%	\$829,732	\$816,639	- 1.6%
Percent of Original List Price Received*	99.0%	99.7%	+ 0.7%	101.8%	99.8%	- 2.0%
Percent of List Price Received*	100.2%	100.1%	- 0.1%	102.4%	100.2%	- 2.1%
Inventory of Homes for Sale	24	22	- 8.3%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

