

Local Market Update for June 2024

Provided by the North San Diego County REALTORS®.

92010 - Carlsbad

North San Diego County

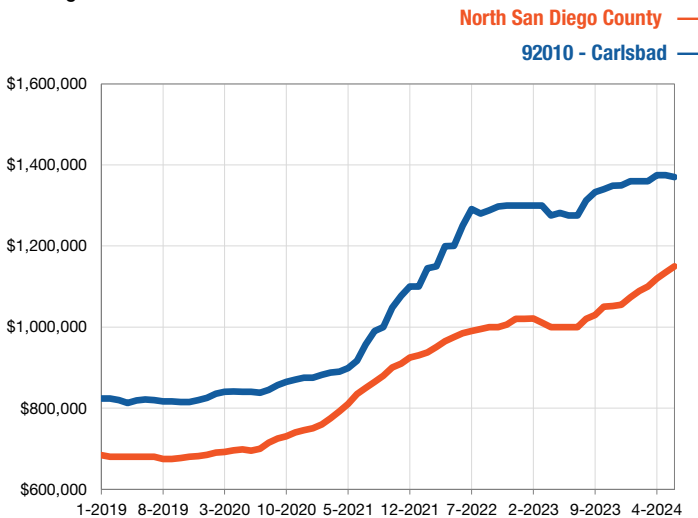
Detached Single-Family	June			Rolling 12 Months		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	16	14	- 12.5%	128	128	0.0%
Pending Sales	5	15	+ 200.0%	95	108	+ 13.7%
Closed Sales	5	7	+ 40.0%	100	101	+ 1.0%
Days on Market Until Sale	9	33	+ 266.7%	24	26	+ 8.3%
Median Sales Price*	\$1,617,000	\$1,525,000	- 5.7%	\$1,275,000	\$1,370,000	+ 7.5%
Average Sales Price*	\$1,849,400	\$1,369,557	- 25.9%	\$1,300,278	\$1,324,256	+ 1.8%
Percent of Original List Price Received*	99.2%	98.0%	- 1.2%	97.5%	99.9%	+ 2.5%
Percent of List Price Received*	99.2%	99.6%	+ 0.4%	99.2%	101.1%	+ 1.9%
Inventory of Homes for Sale	23	15	- 34.8%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.4%	--	--	--

* 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		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	7	10	+ 42.9%	76	72	- 5.3%
Pending Sales	5	3	- 40.0%	72	54	- 25.0%
Closed Sales	4	1	- 75.0%	72	53	- 26.4%
Days on Market Until Sale	20	10	- 50.0%	22	16	- 27.3%
Median Sales Price*	\$864,650	\$690,000	- 20.2%	\$821,500	\$866,690	+ 5.5%
Average Sales Price*	\$862,300	\$690,000	- 20.0%	\$843,457	\$874,238	+ 3.6%
Percent of Original List Price Received*	98.3%	100.0%	+ 1.7%	99.0%	100.3%	+ 1.3%
Percent of List Price Received*	100.8%	100.0%	- 0.8%	100.1%	101.0%	+ 0.9%
Inventory of Homes for Sale	8	15	+ 87.5%	--	--	--
Months Supply of Inventory	1.3	3.3	+ 153.8%	--	--	--

* 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.

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



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

