

Local Market Update for April 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92010 - Carlsbad

North San Diego County

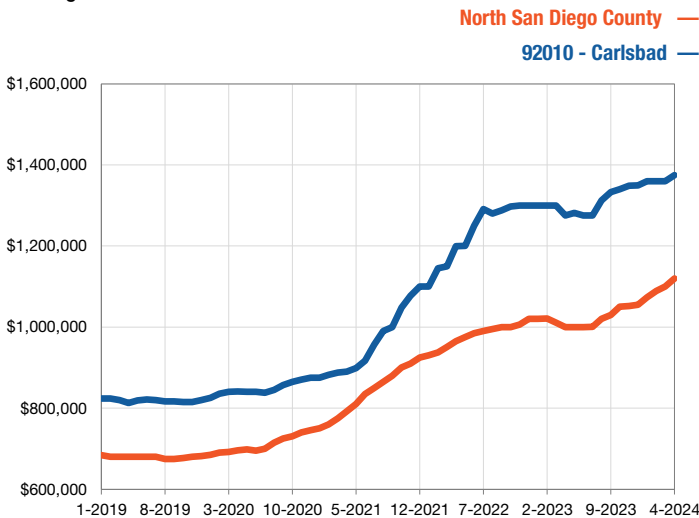
Detached Single-Family	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
Key Metrics						
New Listings	13	11	- 15.4%	154	124	- 19.5%
Pending Sales	15	3	- 80.0%	113	95	- 15.9%
Closed Sales	11	12	+ 9.1%	117	104	- 11.1%
Days on Market Until Sale	33	18	- 45.5%	22	23	+ 4.5%
Median Sales Price*	\$1,310,000	\$1,395,000	+ 6.5%	\$1,275,000	\$1,375,000	+ 7.8%
Average Sales Price*	\$1,369,545	\$1,275,705	- 6.9%	\$1,285,869	\$1,364,280	+ 6.1%
Percent of Original List Price Received*	98.1%	104.3%	+ 6.3%	98.6%	100.7%	+ 2.1%
Percent of List Price Received*	99.4%	104.5%	+ 5.1%	100.6%	101.5%	+ 0.9%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--

* 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	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
Key Metrics						
New Listings	7	5	- 28.6%	93	66	- 29.0%
Pending Sales	6	2	- 66.7%	77	54	- 29.9%
Closed Sales	6	7	+ 16.7%	80	57	- 28.8%
Days on Market Until Sale	38	12	- 68.4%	20	16	- 20.0%
Median Sales Price*	\$757,450	\$875,000	+ 15.5%	\$825,000	\$870,000	+ 5.5%
Average Sales Price*	\$818,150	\$899,857	+ 10.0%	\$882,623	\$876,230	- 0.7%
Percent of Original List Price Received*	103.2%	100.7%	- 2.4%	100.1%	100.3%	+ 0.2%
Percent of List Price Received*	101.1%	102.9%	+ 1.8%	100.7%	101.2%	+ 0.5%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	0.8	1.1	+ 37.5%	--	--	--

* 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

