

# Local Market Update for March 2024

Provided by the North San Diego County REALTORS®.

## 92010 - Carlsbad

North San Diego County

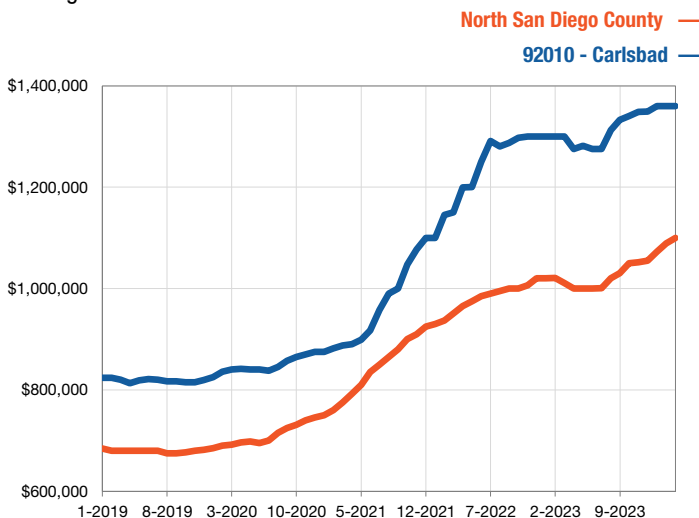
Detached Single-Family	March			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	10	7	- 30.0%	169	125	- 26.0%
Pending Sales	7	8	+ 14.3%	114	106	- 7.0%
Closed Sales	7	7	0.0%	118	103	- 12.7%
Days on Market Until Sale	38	86	+ 126.3%	19	24	+ 26.3%
Median Sales Price*	\$1,255,000	<b>\$1,474,000</b>	+ 17.5%	\$1,300,000	<b>\$1,360,000</b>	+ 4.6%
Average Sales Price*	\$1,294,143	<b>\$1,261,857</b>	- 2.5%	\$1,319,739	<b>\$1,375,161</b>	+ 4.2%
Percent of Original List Price Received*	98.4%	<b>95.7%</b>	- 2.7%	100.4%	<b>100.0%</b>	- 0.4%
Percent of List Price Received*	99.3%	<b>99.9%</b>	+ 0.6%	102.0%	<b>100.9%</b>	- 1.1%
Inventory of Homes for Sale	15	6	- 60.0%	--	--	--
Months Supply of Inventory	1.6	<b>0.7</b>	- 56.3%	--	--	--

\* 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	March			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	4	5	+ 25.0%	93	66	- 29.0%
Pending Sales	7	8	+ 14.3%	77	59	- 23.4%
Closed Sales	13	4	- 69.2%	80	56	- 30.0%
Days on Market Until Sale	21	14	- 33.3%	18	19	+ 5.6%
Median Sales Price*	\$820,000	<b>\$887,500</b>	+ 8.2%	\$841,250	<b>\$860,500</b>	+ 2.3%
Average Sales Price*	\$960,846	<b>\$918,500</b>	- 4.4%	\$887,075	<b>\$867,054</b>	- 2.3%
Percent of Original List Price Received*	99.6%	<b>99.2%</b>	- 0.4%	100.4%	<b>100.6%</b>	+ 0.2%
Percent of List Price Received*	100.4%	<b>99.2%</b>	- 1.2%	100.9%	<b>101.0%</b>	+ 0.1%
Inventory of Homes for Sale	5	1	- 80.0%	--	--	--
Months Supply of Inventory	0.8	<b>0.2</b>	- 75.0%	--	--	--

\* 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

