

Local Market Update for February 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92011 - Carlsbad

North San Diego County

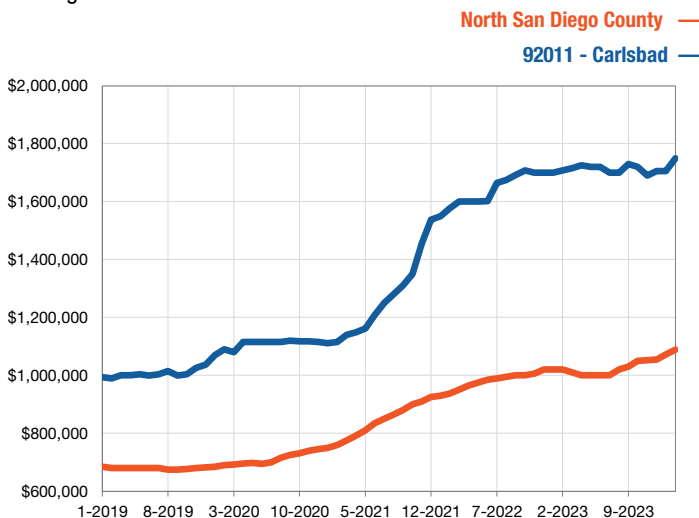
Detached Single-Family	February			Rolling 12 Months		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	8	13	+ 62.5%	189	172	- 9.0%
Pending Sales	10	8	- 20.0%	141	124	- 12.1%
Closed Sales	3	9	+ 200.0%	142	127	- 10.6%
Days on Market Until Sale	11	29	+ 163.6%	20	20	0.0%
Median Sales Price*	\$1,090,000	\$2,100,000	+ 92.7%	\$1,707,500	\$1,750,000	+ 2.5%
Average Sales Price*	\$1,120,000	\$2,166,778	+ 93.5%	\$1,772,213	\$1,836,130	+ 3.6%
Percent of Original List Price Received*	91.1%	100.0%	+ 9.8%	101.4%	98.4%	- 3.0%
Percent of List Price Received*	96.5%	100.5%	+ 4.1%	102.4%	99.5%	- 2.8%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--

* 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.

Attached Single-Family	February			Rolling 12 Months		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	8	8	0.0%	102	95	- 6.9%
Pending Sales	5	7	+ 40.0%	88	73	- 17.0%
Closed Sales	4	5	+ 25.0%	90	71	- 21.1%
Days on Market Until Sale	17	7	- 58.8%	17	13	- 23.5%
Median Sales Price*	\$1,245,000	\$1,115,000	- 10.4%	\$1,000,000	\$979,000	- 2.1%
Average Sales Price*	\$1,231,250	\$1,147,000	- 6.8%	\$1,055,639	\$1,033,718	- 2.1%
Percent of Original List Price Received*	101.7%	101.8%	+ 0.1%	101.1%	99.7%	- 1.4%
Percent of List Price Received*	101.7%	101.8%	+ 0.1%	102.2%	100.5%	- 1.7%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

* 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

