

# Local Market Update for July 2015

A Research Tool Provided by the Greater San Diego Association of REALTORS®

## 92008

Carlsbad NW

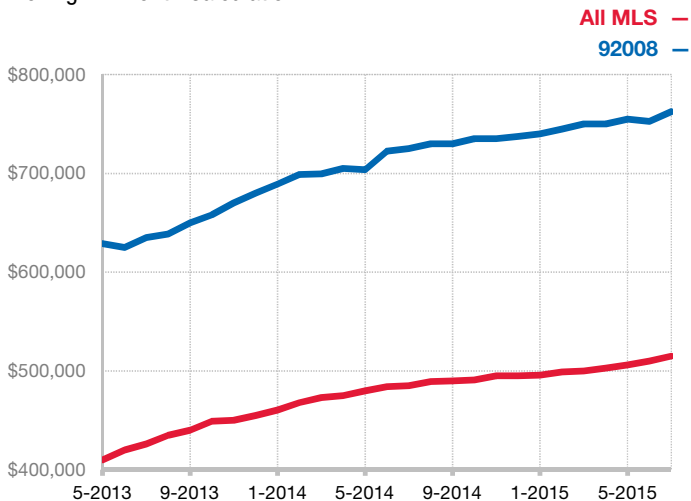
Single Family	July			Year to Date		
	2014	2015	Percent Change	Thru 7-2014	Thru 7-2015	Percent Change
<b>Key Metrics</b>						
New Listings	25	35	+ 40.0%	202	205	+ 1.5%
Pending Sales	15	20	+ 33.3%	125	123	- 1.6%
Closed Sales	23	23	0.0%	124	114	- 8.1%
Median Sales Price*	\$727,900	\$799,000	+ 9.8%	\$726,450	\$770,000	+ 6.0%
Percent of Original List Price Received*	96.1%	93.9%	- 2.3%	95.7%	95.3%	- 0.4%
Days on Market Until Sale	30	38	+ 26.7%	35	41	+ 17.1%
Inventory of Homes for Sale	66	59	- 10.6%	--	--	--
Months Supply of Inventory	3.8	3.4	- 10.5%	--	--	--

\* 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.

Townhouse-Condo	July			Year to Date		
	2014	2015	Percent Change	Thru 7-2014	Thru 7-2015	Percent Change
<b>Key Metrics</b>						
New Listings	24	20	- 16.7%	111	128	+ 15.3%
Pending Sales	6	22	+ 266.7%	62	94	+ 51.6%
Closed Sales	11	13	+ 18.2%	58	74	+ 27.6%
Median Sales Price*	\$430,000	\$648,000	+ 50.7%	\$477,500	\$495,000	+ 3.7%
Percent of Original List Price Received*	97.9%	94.9%	- 3.1%	96.3%	96.6%	+ 0.3%
Days on Market Until Sale	33	54	+ 63.6%	36	43	+ 19.4%
Inventory of Homes for Sale	42	26	- 38.1%	--	--	--
Months Supply of Inventory	5.3	2.2	- 58.5%	--	--	--

\* 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 – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

