

Local Market Update for July 2015

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

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Carlsbad SW

Single Family	July			Year to Date		
	2014	2015	Percent Change	Thru 7-2014	Thru 7-2015	Percent Change
Key Metrics						
New Listings	40	41	+ 2.5%	229	240	+ 4.8%
Pending Sales	23	18	- 21.7%	139	157	+ 12.9%
Closed Sales	18	30	+ 66.7%	123	148	+ 20.3%
Median Sales Price*	\$855,000	\$920,000	+ 7.6%	\$835,000	\$898,500	+ 7.6%
Percent of Original List Price Received*	96.7%	97.7%	+ 1.0%	97.4%	97.4%	0.0%
Days on Market Until Sale	43	35	- 18.6%	37	38	+ 2.7%
Inventory of Homes for Sale	68	55	- 19.1%	--	--	--
Months Supply of Inventory	3.9	2.9	- 25.6%	--	--	--

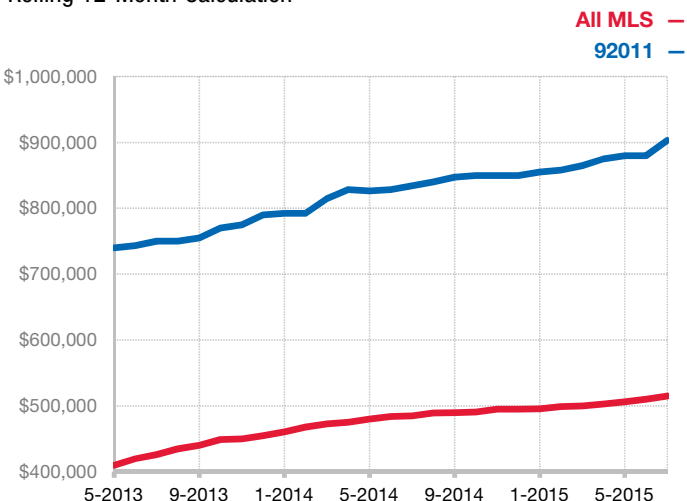
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	July			Year to Date		
	2014	2015	Percent Change	Thru 7-2014	Thru 7-2015	Percent Change
Key Metrics						
New Listings	13	17	+ 30.8%	106	109	+ 2.8%
Pending Sales	10	10	0.0%	80	94	+ 17.5%
Closed Sales	7	22	+ 214.3%	76	91	+ 19.7%
Median Sales Price*	\$467,000	\$512,500	+ 9.7%	\$486,500	\$537,000	+ 10.4%
Percent of Original List Price Received*	96.2%	97.1%	+ 0.9%	96.6%	96.4%	- 0.2%
Days on Market Until Sale	51	19	- 62.7%	39	36	- 7.7%
Inventory of Homes for Sale	28	17	- 39.3%	--	--	--
Months Supply of Inventory	2.8	1.4	- 50.0%	--	--	--

* 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 – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

