

Local Market Update for July 2015

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

92010

Carlsbad NE

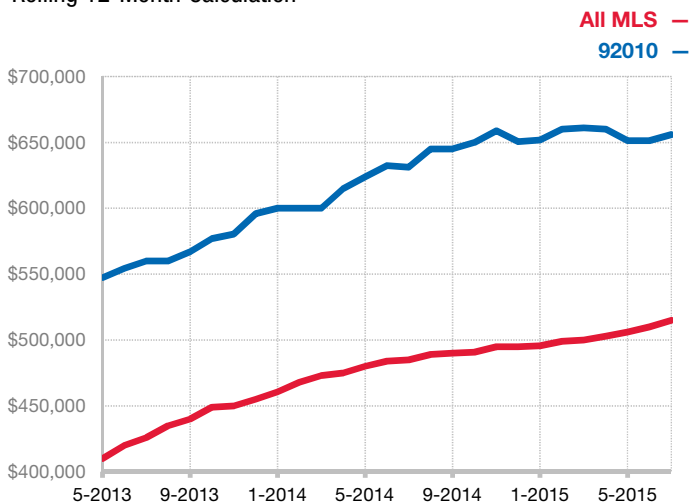
Single Family	July			Year to Date		
	2014	2015	Percent Change	Thru 7-2014	Thru 7-2015	Percent Change
Key Metrics						
New Listings	29	22	- 24.1%	131	134	+ 2.3%
Pending Sales	12	18	+ 50.0%	79	105	+ 32.9%
Closed Sales	11	15	+ 36.4%	70	90	+ 28.6%
Median Sales Price*	\$652,500	\$690,000	+ 5.7%	\$650,625	\$655,950	+ 0.8%
Percent of Original List Price Received*	96.3%	97.9%	+ 1.7%	98.4%	97.5%	- 0.9%
Days on Market Until Sale	26	22	- 15.4%	36	35	- 2.8%
Inventory of Homes for Sale	38	29	- 23.7%	--	--	--
Months Supply of Inventory	3.5	2.2	- 37.1%	--	--	--

* 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	5	13	+ 160.0%	70	81	+ 15.7%
Pending Sales	11	10	- 9.1%	58	70	+ 20.7%
Closed Sales	11	8	- 27.3%	50	65	+ 30.0%
Median Sales Price*	\$403,000	\$457,000	+ 13.4%	\$386,500	\$440,000	+ 13.8%
Percent of Original List Price Received*	96.3%	99.4%	+ 3.2%	97.5%	97.9%	+ 0.4%
Days on Market Until Sale	29	18	- 37.9%	35	23	- 34.3%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--

* 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

