

Local Market Update for July 2015

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

92009

Carlsbad SE

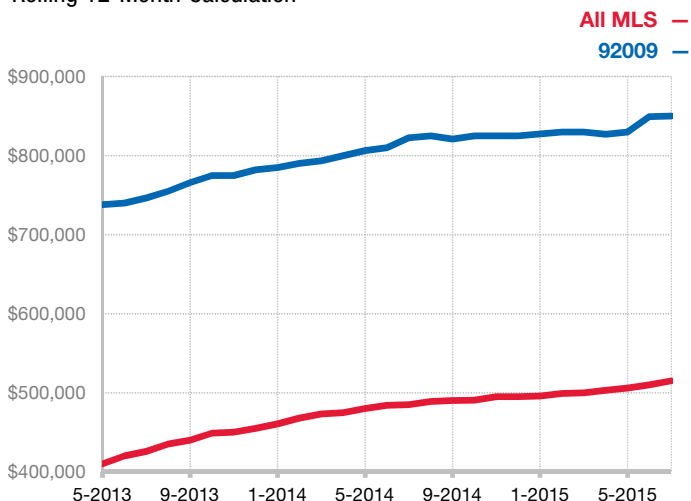
Single Family	July			Year to Date		
	2014	2015	Percent Change	Thru 7-2014	Thru 7-2015	Percent Change
Key Metrics						
New Listings	94	101	+ 7.4%	535	585	+ 9.3%
Pending Sales	45	55	+ 22.2%	330	382	+ 15.8%
Closed Sales	55	65	+ 18.2%	324	345	+ 6.5%
Median Sales Price*	\$848,250	\$875,000	+ 3.2%	\$826,000	\$874,625	+ 5.9%
Percent of Original List Price Received*	95.9%	97.4%	+ 1.6%	97.7%	97.3%	- 0.4%
Days on Market Until Sale	50	25	- 50.0%	34	34	0.0%
Inventory of Homes for Sale	161	135	- 16.1%	--	--	--
Months Supply of Inventory	3.8	2.8	- 26.3%	--	--	--

* 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.

Townhouse-Condo	July			Year to Date		
	2014	2015	Percent Change	Thru 7-2014	Thru 7-2015	Percent Change
Key Metrics						
New Listings	54	48	- 11.1%	265	299	+ 12.8%
Pending Sales	32	37	+ 15.6%	181	205	+ 13.3%
Closed Sales	23	30	+ 30.4%	164	182	+ 11.0%
Median Sales Price*	\$456,300	\$440,750	- 3.4%	\$392,500	\$410,000	+ 4.5%
Percent of Original List Price Received*	99.7%	96.4%	- 3.3%	97.2%	96.9%	- 0.3%
Days on Market Until Sale	35	53	+ 51.4%	41	45	+ 9.8%
Inventory of Homes for Sale	81	80	- 1.2%	--	--	--
Months Supply of Inventory	3.2	3.1	- 3.1%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

