

# Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92008 - Carlsbad

North San Diego County

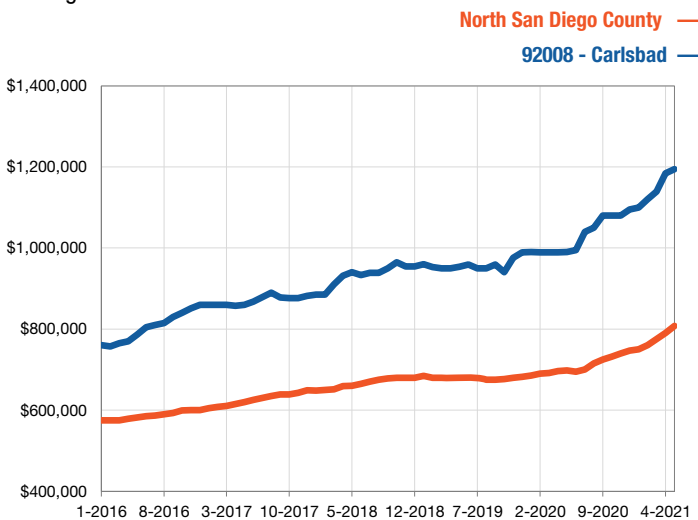
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	24	17	- 29.2%	285	352	+ 23.5%
Pending Sales	13	23	+ 76.9%	185	288	+ 55.7%
Closed Sales	9	17	+ 88.9%	186	271	+ 45.7%
Days on Market Until Sale	34	11	- 67.6%	35	23	- 34.3%
Median Sales Price*	\$1,450,000	\$1,335,000	- 7.9%	\$990,000	\$1,195,000	+ 20.7%
Average Sales Price*	\$1,219,889	\$1,445,635	+ 18.5%	\$1,073,197	\$1,398,344	+ 30.3%
Percent of Original List Price Received*	95.9%	103.2%	+ 7.6%	96.7%	99.3%	+ 2.7%
Percent of List Price Received*	96.6%	103.7%	+ 7.3%	98.0%	100.1%	+ 2.1%
Inventory of Homes for Sale	55	20	- 63.6%	--	--	--
Months Supply of Inventory	3.6	0.8	- 77.8%	--	--	--

\* 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 Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	21	12	- 42.9%	221	173	- 21.7%
Pending Sales	13	14	+ 7.7%	122	150	+ 23.0%
Closed Sales	5	12	+ 140.0%	113	151	+ 33.6%
Days on Market Until Sale	45	18	- 60.0%	44	42	- 4.5%
Median Sales Price*	\$680,000	\$808,750	+ 18.9%	\$699,000	\$779,000	+ 11.4%
Average Sales Price*	\$652,800	\$756,519	+ 15.9%	\$928,772	\$907,961	- 2.2%
Percent of Original List Price Received*	97.8%	103.6%	+ 5.9%	96.5%	98.9%	+ 2.5%
Percent of List Price Received*	97.8%	104.2%	+ 6.5%	97.7%	99.8%	+ 2.1%
Inventory of Homes for Sale	58	9	- 84.5%	--	--	--
Months Supply of Inventory	5.7	0.7	- 87.7%	--	--	--

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



Median Sales Price – Attached Single-Family  
Rolling 12-Month Calculation

