

Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

92009 - 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	81	47	- 42.0%	598	695	+ 16.2%
Pending Sales	51	62	+ 21.6%	423	656	+ 55.1%
Closed Sales	24	55	+ 129.2%	436	646	+ 48.2%
Days on Market Until Sale	23	7	- 69.6%	27	17	- 37.0%
Median Sales Price*	\$1,260,000	\$1,500,000	+ 19.0%	\$1,125,000	\$1,245,000	+ 10.7%
Average Sales Price*	\$1,300,957	\$1,572,972	+ 20.9%	\$1,150,905	\$1,284,603	+ 11.6%
Percent of Original List Price Received*	98.3%	107.9%	+ 9.8%	97.9%	101.7%	+ 3.9%
Percent of List Price Received*	98.5%	106.7%	+ 8.3%	98.9%	101.8%	+ 2.9%
Inventory of Homes for Sale	105	22	- 79.0%	--	--	--
Months Supply of Inventory	3.0	0.4	- 86.7%	--	--	--

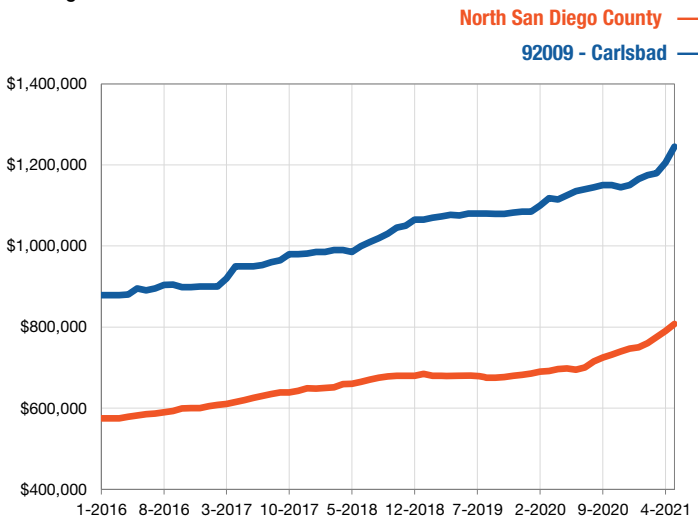
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family

Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	33	26	- 21.2%	403	351	- 12.9%
Pending Sales	33	31	- 6.1%	270	336	+ 24.4%
Closed Sales	14	21	+ 50.0%	265	331	+ 24.9%
Days on Market Until Sale	19	12	- 36.8%	34	23	- 32.4%
Median Sales Price*	\$602,750	\$645,000	+ 7.0%	\$515,000	\$555,000	+ 7.8%
Average Sales Price*	\$591,464	\$669,276	+ 13.2%	\$543,051	\$594,991	+ 9.6%
Percent of Original List Price Received*	98.1%	104.8%	+ 6.8%	97.6%	100.4%	+ 2.9%
Percent of List Price Received*	98.6%	105.1%	+ 6.6%	98.6%	100.7%	+ 2.1%
Inventory of Homes for Sale	60	18	- 70.0%	--	--	--
Months Supply of Inventory	2.7	0.6	- 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.

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



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

