

# Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

## 92010 - Carlsbad

North San Diego County

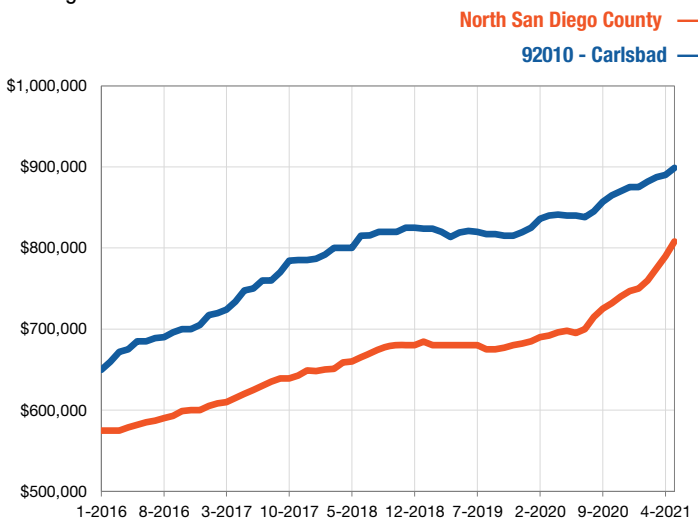
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	28	19	- 32.1%	232	188	- 19.0%
Pending Sales	27	10	- 63.0%	159	168	+ 5.7%
Closed Sales	11	15	+ 36.4%	143	187	+ 30.8%
Days on Market Until Sale	15	11	- 26.7%	32	21	- 34.4%
Median Sales Price*	\$819,000	\$1,015,500	+ 24.0%	\$840,000	\$899,000	+ 7.0%
Average Sales Price*	\$810,580	\$933,233	+ 15.1%	\$857,753	\$925,481	+ 7.9%
Percent of Original List Price Received*	99.6%	103.8%	+ 4.2%	98.0%	100.8%	+ 2.9%
Percent of List Price Received*	99.8%	105.1%	+ 5.3%	98.9%	100.9%	+ 2.0%
Inventory of Homes for Sale	31	14	- 54.8%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--

\* 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	9	8	- 11.1%	167	107	- 35.9%
Pending Sales	13	6	- 53.8%	121	102	- 15.7%
Closed Sales	9	4	- 55.6%	121	107	- 11.6%
Days on Market Until Sale	24	5	- 79.2%	23	14	- 39.1%
Median Sales Price*	\$624,000	\$680,000	+ 9.0%	\$589,500	\$610,000	+ 3.5%
Average Sales Price*	\$630,110	\$655,500	+ 4.0%	\$584,093	\$608,890	+ 4.2%
Percent of Original List Price Received*	99.0%	105.0%	+ 6.1%	98.8%	100.6%	+ 1.8%
Percent of List Price Received*	100.3%	105.0%	+ 4.7%	99.7%	100.8%	+ 1.1%
Inventory of Homes for Sale	8	5	- 37.5%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

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



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

