

Local Market Update for May 2021

Provided by the North San Diego County REALTORS®.

92011 - Carlsbad

North San Diego County

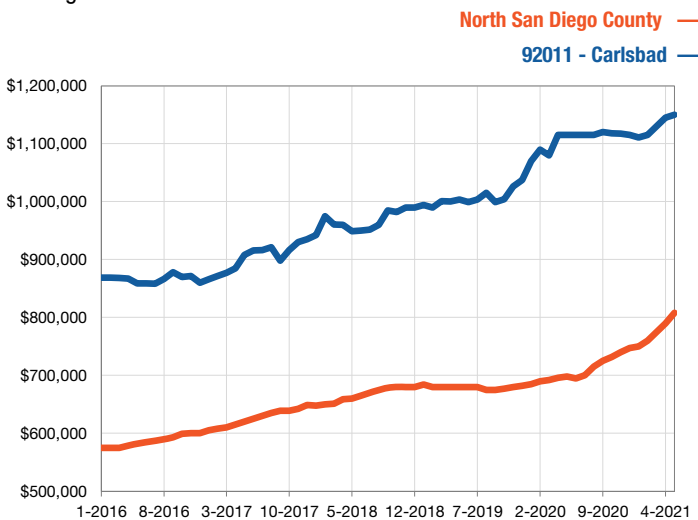
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	58	19	- 67.2%	384	355	- 7.6%
Pending Sales	24	24	0.0%	225	352	+ 56.4%
Closed Sales	11	18	+ 63.6%	217	354	+ 63.1%
Days on Market Until Sale	39	25	- 35.9%	47	27	- 42.6%
Median Sales Price*	\$980,000	\$1,427,500	+ 45.7%	\$1,115,000	\$1,150,000	+ 3.1%
Average Sales Price*	\$950,795	\$1,325,417	+ 39.4%	\$1,019,774	\$1,114,170	+ 9.3%
Percent of Original List Price Received*	97.1%	108.8%	+ 12.0%	95.5%	98.3%	+ 2.9%
Percent of List Price Received*	97.5%	108.2%	+ 11.0%	97.4%	99.5%	+ 2.2%
Inventory of Homes for Sale	95	23	- 75.8%	--	--	--
Months Supply of Inventory	5.1	0.8	- 84.3%	--	--	--

* 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.

Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	12	11	- 8.3%	132	116	- 12.1%
Pending Sales	5	14	+ 180.0%	94	118	+ 25.5%
Closed Sales	4	11	+ 175.0%	102	112	+ 9.8%
Days on Market Until Sale	19	4	- 78.9%	32	14	- 56.3%
Median Sales Price*	\$650,000	\$820,000	+ 26.2%	\$649,500	\$705,000	+ 8.5%
Average Sales Price*	\$689,000	\$843,727	+ 22.5%	\$665,719	\$747,273	+ 12.3%
Percent of Original List Price Received*	98.4%	105.6%	+ 7.3%	97.2%	101.0%	+ 3.9%
Percent of List Price Received*	99.5%	105.6%	+ 6.1%	98.7%	101.0%	+ 2.3%
Inventory of Homes for Sale	21	2	- 90.5%	--	--	--
Months Supply of Inventory	2.7	0.2	- 92.6%	--	--	--

* 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

