

Local Market Update for January 2021

Provided by the North San Diego County Association of REALTORS®.

North San Diego County
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HOMEDEX

92009 - Carlsbad

North San Diego County

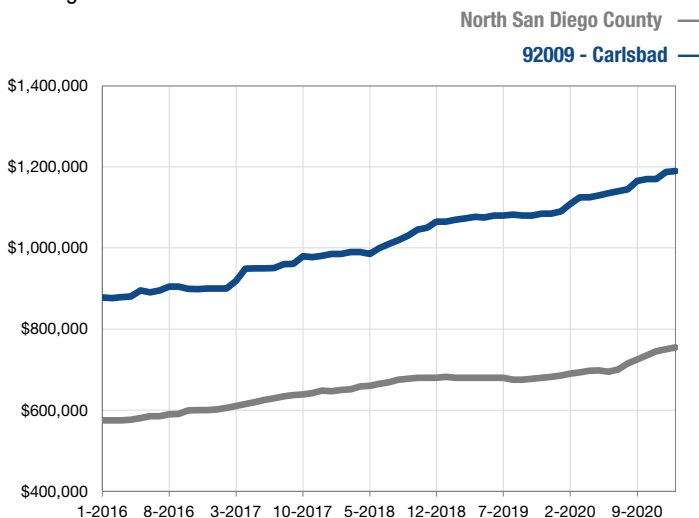
Detached Single-Family	January			Rolling 12 Months		
Key Metrics	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
New Listings	56	29	- 48.2%	644	611	- 5.1%
Pending Sales	33	31	- 6.1%	475	524	+ 10.3%
Closed Sales	24	31	+ 29.2%	474	523	+ 10.3%
Days on Market Until Sale	46	17	- 63.0%	30	20	- 33.3%
Median Sales Price*	\$1,205,000	\$1,250,000	+ 3.7%	\$1,090,000	\$1,190,000	+ 9.2%
Average Sales Price*	\$1,216,210	\$1,373,923	+ 13.0%	\$1,135,744	\$1,244,815	+ 9.6%
Percent of Original List Price Received*	98.3%	102.0%	+ 3.8%	97.5%	99.4%	+ 1.9%
Percent of List Price Received*	99.9%	102.2%	+ 2.3%	98.6%	100.0%	+ 1.4%
Inventory of Homes for Sale	86	16	- 81.4%	--	--	--
Months Supply of Inventory	2.2	0.4	- 81.8%	--	--	--

* 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	January			Rolling 12 Months		
Key Metrics	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
New Listings	37	21	- 43.2%	400	414	+ 3.5%
Pending Sales	25	23	- 8.0%	265	354	+ 33.6%
Closed Sales	21	30	+ 42.9%	263	344	+ 30.8%
Days on Market Until Sale	55	40	- 27.3%	36	28	- 22.2%
Median Sales Price*	\$490,000	\$594,000	+ 21.2%	\$505,000	\$537,500	+ 6.4%
Average Sales Price*	\$494,286	\$613,073	+ 24.0%	\$517,193	\$565,424	+ 9.3%
Percent of Original List Price Received*	95.8%	99.2%	+ 3.5%	97.3%	99.0%	+ 1.7%
Percent of List Price Received*	97.2%	99.4%	+ 2.3%	98.6%	99.3%	+ 0.7%
Inventory of Homes for Sale	76	16	- 78.9%	--	--	--
Months Supply of Inventory	3.4	0.5	- 85.3%	--	--	--

* 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.

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



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

