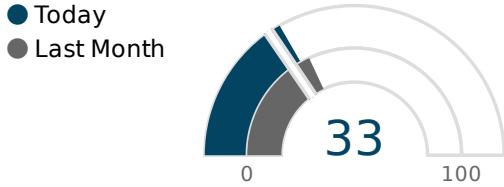


CARLSBAD, CA 92008
Single-Family Homes

This week the median list price for Carlsbad, CA 92008 is \$1,207,000 with the market action index hovering around 33. This is less than last month's market action index of 36. Inventory has held steady at or around 50.

MARKET ACTION INDEX

The Market Action Index answers the question "How's the Market?" by measuring the current rate of sale versus the amount of the inventory. Index above 30 implies Seller's Market conditions. Below 30, conditions favor the buyer.



Slight Seller's Advantage

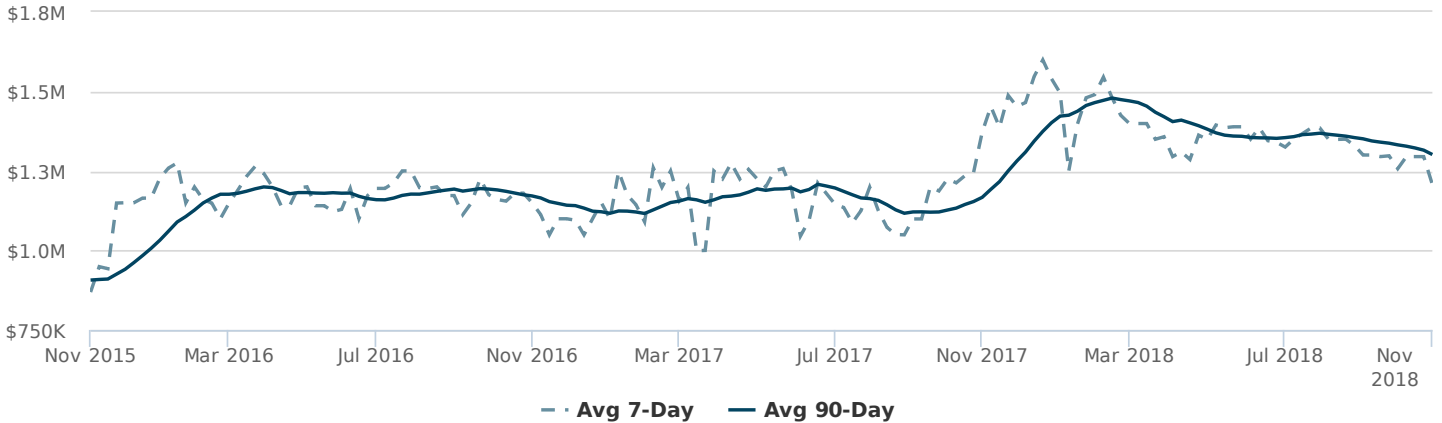
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

REAL-TIME MARKET PROFILE

Median List Price	\$1,207,000
Per Square Foot	\$488
Days on Market	101
Price Decreased	56%
Price Increased	4%
Relisted	16%
Inventory	50
Median House Rent	\$3,000
Most Expensive	\$29,950,000
Least Expensive	\$485,000
Market Action Index	33

Slight Seller's Advantage

MEDIAN LIST PRICE



MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$2,897,499	4,276	0.25 - 0.5 acre	4	4	21	0	1	116
\$1,372,487	3,066	0.25 - 0.5 acre	4	3	20	1	1	134
\$995,000	2,398	8,000 - 10,000 sqft	4	3	26	3	2	85
\$835,000	1,918	6,500 - 8,000 sqft	3	2	32	5	1	74