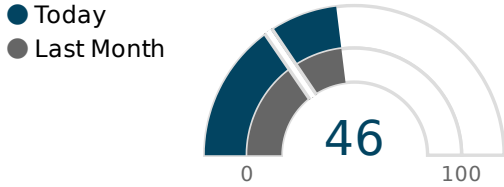


CARLSBAD, CA 92010
Single-Family Homes

This week the median list price for Carlsbad, CA 92010 is \$929,000 with the market action index hovering around 46. This is about the same as last month's market action index of 46. Inventory has held steady at or around 33.

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.



Strong Seller's Market

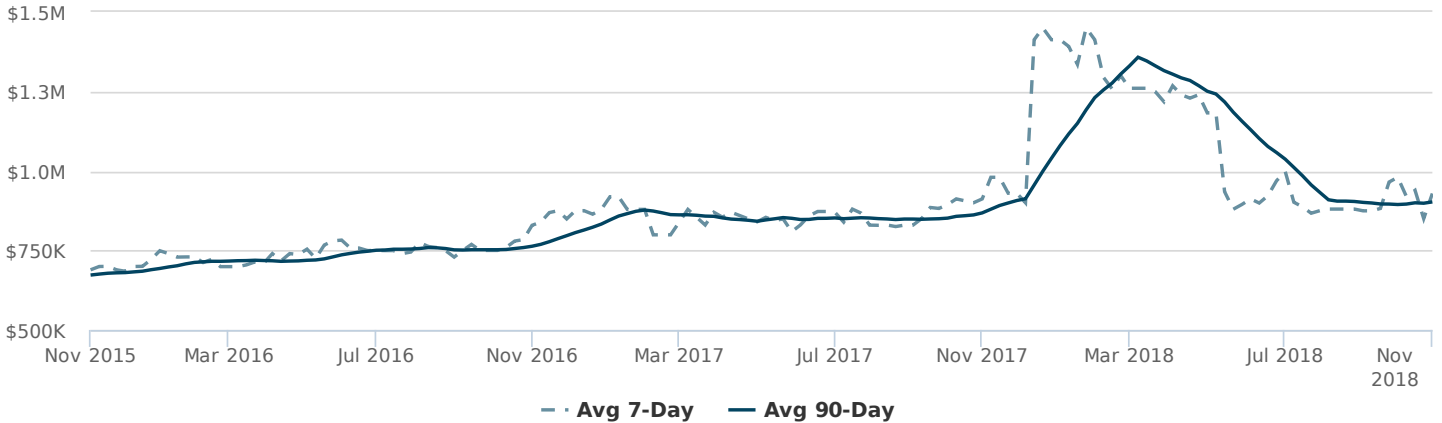
The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward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

REAL-TIME MARKET PROFILE

Median List Price		\$929,000
Per Square Foot		\$380
Days on Market		56
Price Decreased		36%
Price Increased		0%
Relisted		15%
Inventory		33
Median House Rent		\$2,900
Most Expensive		\$2,049,995
Least Expensive		\$740,000
Market Action Index		46

Strong Seller's Market

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
\$1,552,717	4,407	4,500 - 6,500 sqft	5	5	1	3	1	87
\$1,012,497	2,929	4,500 - 6,500 sqft	4	3	6	4	0	32
\$849,450	2,517	8,000 - 10,000 sqft	4	3	15	2	0	67
\$779,990	1,740	6,500 - 8,000 sqft	3	2	32	1	0	38