

Local Market Update for June 2026

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92008

Carlsbad NW

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	29	18	- 37.9%	171	127	- 25.7%
Pending Sales	14	15	+ 7.1%	80	87	+ 8.8%
Closed Sales	11	19	+ 72.7%	77	82	+ 6.5%
Median Sales Price*	\$2,312,500	\$1,995,000	- 13.7%	\$1,977,000	\$2,007,500	+ 1.5%
Percent of Original List Price Received*	95.9%	98.6%	+ 2.8%	96.9%	98.5%	+ 1.7%
Days on Market Until Sale	42	36	- 14.3%	42	39	- 7.1%
Inventory of Homes for Sale	52	32	- 38.5%	—	—	—
Months Supply of Inventory	4.4	2.3	- 47.7%	—	—	—

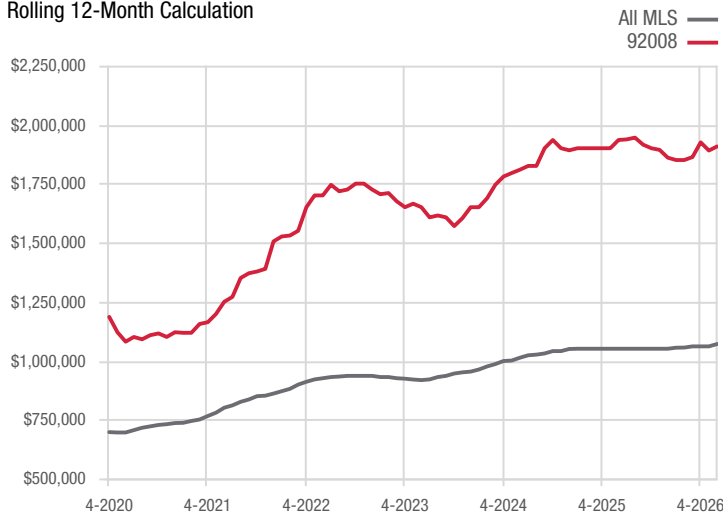
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	29	17	- 41.4%	123	127	+ 3.3%
Pending Sales	9	18	+ 100.0%	59	83	+ 40.7%
Closed Sales	16	10	- 37.5%	58	69	+ 19.0%
Median Sales Price*	\$1,292,500	\$1,139,495	- 11.8%	\$1,121,757	\$1,124,112	+ 0.2%
Percent of Original List Price Received*	96.4%	95.1%	- 1.3%	96.3%	97.8%	+ 1.6%
Days on Market Until Sale	34	147	+ 332.4%	60	69	+ 15.0%
Inventory of Homes for Sale	57	32	- 43.9%	—	—	—
Months Supply of Inventory	5.7	2.6	- 54.4%	—	—	—

* 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 - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

