

Local Market Update for June 2025

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

92008

Carlsbad NW

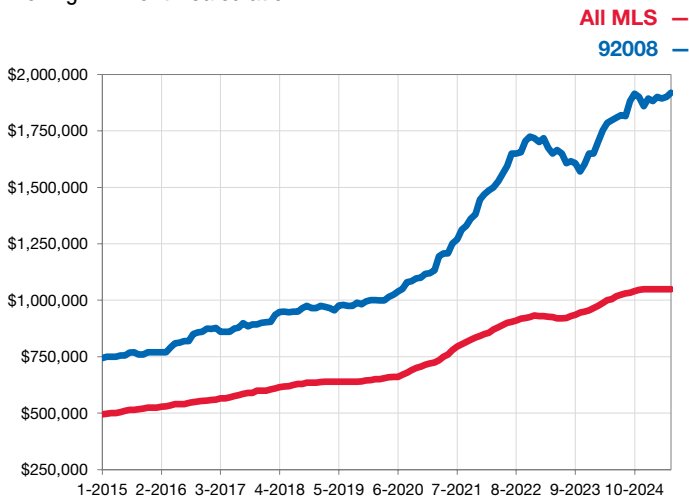
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	16	27	+ 68.8%	117	171	+ 46.2%
Pending Sales	14	15	+ 7.1%	82	86	+ 4.9%
Closed Sales	13	12	- 7.7%	74	81	+ 9.5%
Median Sales Price*	\$1,804,000	\$2,336,250	+ 29.5%	\$1,880,000	\$1,977,000	+ 5.2%
Percent of Original List Price Received*	97.5%	96.2%	- 1.3%	100.5%	97.0%	- 3.5%
Days on Market Until Sale	28	41	+ 46.4%	27	41	+ 51.9%
Inventory of Homes for Sale	33	47	+ 42.4%	--	--	--
Months Supply of Inventory	2.9	3.7	+ 27.6%	--	--	--

* 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.

Attached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	35	27	- 22.9%	119	118	- 0.8%
Pending Sales	15	9	- 40.0%	62	60	- 3.2%
Closed Sales	21	15	- 28.6%	60	57	- 5.0%
Median Sales Price*	\$1,800,000	\$1,385,000	- 23.1%	\$1,586,950	\$1,143,744	- 27.9%
Percent of Original List Price Received*	96.7%	95.4%	- 1.3%	96.9%	96.2%	- 0.7%
Days on Market Until Sale	27	34	+ 25.9%	35	60	+ 71.4%
Inventory of Homes for Sale	55	51	- 7.3%	--	--	--
Months Supply of Inventory	6.3	5.0	- 20.6%	--	--	--

* 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 – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

