

Local Market Update for August 2025

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

92008

Carlsbad NW

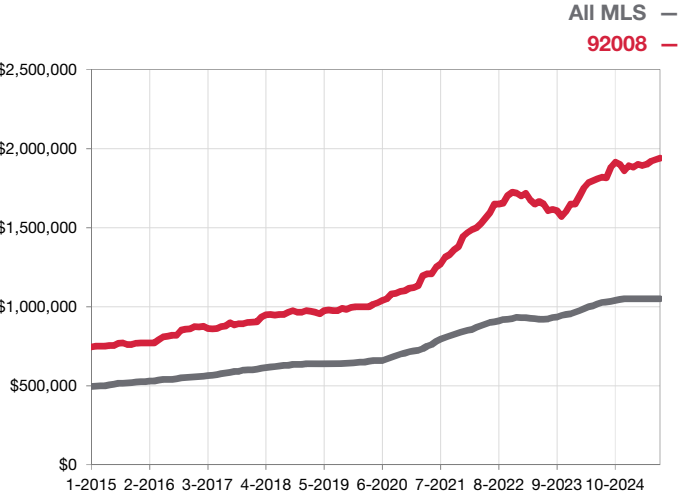
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	18	18	0.0%	171	220	+ 28.7%
Pending Sales	14	17	+ 21.4%	105	111	+ 5.7%
Closed Sales	10	15	+ 50.0%	98	108	+ 10.2%
Median Sales Price*	\$1,807,500	\$1,960,000	+ 8.4%	\$1,850,000	\$1,955,000	+ 5.7%
Percent of Original List Price Received*	94.2%	95.2%	+ 1.1%	98.8%	96.6%	- 2.2%
Days on Market Until Sale	26	29	+ 11.5%	29	41	+ 41.4%
Inventory of Homes for Sale	43	52	+ 20.9%	--	--	--
Months Supply of Inventory	3.7	4.1	+ 10.8%	--	--	--

* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	17	25	+ 47.1%	149	162	+ 8.7%
Pending Sales	10	9	- 10.0%	88	82	- 6.8%
Closed Sales	15	8	- 46.7%	87	77	- 11.5%
Median Sales Price*	\$1,150,013	\$1,862,000	+ 61.9%	\$1,307,129	\$1,163,215	- 11.0%
Percent of Original List Price Received*	95.0%	94.6%	- 0.4%	96.7%	96.4%	- 0.3%
Days on Market Until Sale	46	38	- 17.4%	38	54	+ 42.1%
Inventory of Homes for Sale	47	56	+ 19.1%	--	--	--
Months Supply of Inventory	4.9	5.7	+ 16.3%	--	--	--

* 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 – Single Family
Rolling 12-Month Calculation



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

