

# Local Market Update for June 2026

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

## 92009

Carlsbad SE

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
<b>Key Metrics</b>						
New Listings	36	<b>37</b>	+ 2.8%	216	<b>233</b>	+ 7.9%
Pending Sales	22	<b>33</b>	+ 50.0%	153	<b>166</b>	+ 8.5%
Closed Sales	30	<b>41</b>	+ 36.7%	145	<b>157</b>	+ 8.3%
Median Sales Price*	\$2,037,500	<b>\$1,875,000</b>	- 8.0%	\$2,000,000	<b>\$1,820,000</b>	- 9.0%
Percent of Original List Price Received*	97.2%	<b>96.9%</b>	- 0.3%	97.8%	<b>98.0%</b>	+ 0.2%
Days on Market Until Sale	29	<b>44</b>	+ 51.7%	31	<b>34</b>	+ 9.7%
Inventory of Homes for Sale	56	<b>51</b>	- 8.9%	—	—	—
Months Supply of Inventory	2.3	<b>2.2</b>	- 4.3%	—	—	—

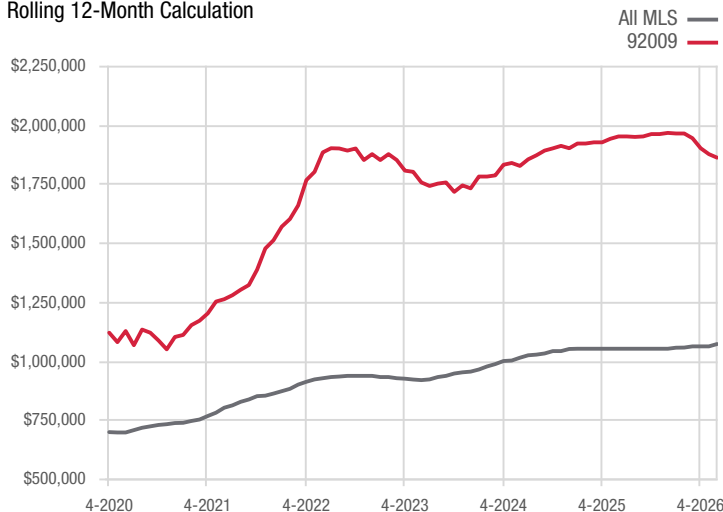
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
<b>Key Metrics</b>						
New Listings	28	<b>34</b>	+ 21.4%	189	<b>203</b>	+ 7.4%
Pending Sales	14	<b>21</b>	+ 50.0%	111	<b>110</b>	- 0.9%
Closed Sales	25	<b>15</b>	- 40.0%	106	<b>103</b>	- 2.8%
Median Sales Price*	\$817,000	<b>\$810,000</b>	- 0.9%	\$808,250	<b>\$800,000</b>	- 1.0%
Percent of Original List Price Received*	98.2%	<b>97.8%</b>	- 0.4%	98.3%	<b>96.8%</b>	- 1.5%
Days on Market Until Sale	30	<b>50</b>	+ 66.7%	37	<b>43</b>	+ 16.2%
Inventory of Homes for Sale	61	<b>71</b>	+ 16.4%	—	—	—
Months Supply of Inventory	4.0	<b>4.2</b>	+ 5.0%	—	—	—

\* 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

