

# Local Market Update for March 2025

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

## 92009

Carlsbad SE

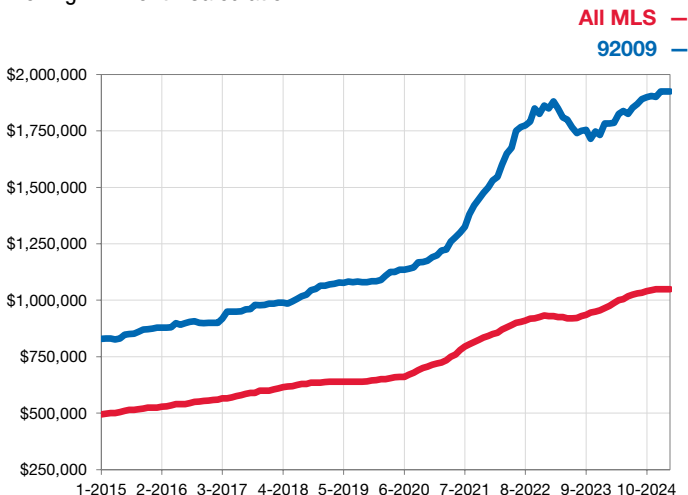
Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
<b>Key Metrics</b>						
New Listings	41	30	- 26.8%	107	92	- 14.0%
Pending Sales	26	29	+ 11.5%	71	68	- 4.2%
Closed Sales	25	21	- 16.0%	62	52	- 16.1%
Median Sales Price*	\$1,900,000	\$1,965,000	+ 3.4%	\$1,861,250	\$1,949,000	+ 4.7%
Percent of Original List Price Received*	99.3%	99.6%	+ 0.3%	99.3%	98.7%	- 0.6%
Days on Market Until Sale	30	35	+ 16.7%	33	34	+ 3.0%
Inventory of Homes for Sale	44	40	- 9.1%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--

\* 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.

Townhouse-Condo	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
<b>Key Metrics</b>						
New Listings	20	31	+ 55.0%	58	92	+ 58.6%
Pending Sales	20	19	- 5.0%	54	52	- 3.7%
Closed Sales	20	13	- 35.0%	45	47	+ 4.4%
Median Sales Price*	\$777,950	\$837,000	+ 7.6%	\$775,000	\$810,000	+ 4.5%
Percent of Original List Price Received*	101.9%	96.3%	- 5.5%	101.1%	98.0%	- 3.1%
Days on Market Until Sale	29	57	+ 96.6%	39	41	+ 5.1%
Inventory of Homes for Sale	28	52	+ 85.7%	--	--	--
Months Supply of Inventory	1.8	3.4	+ 88.9%	--	--	--

\* 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

