

Local Market Update for March 2026

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

92009

Carlsbad SE

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	37	35	- 5.4%	101	104	+ 3.0%
Pending Sales	30	22	- 26.7%	69	60	- 13.0%
Closed Sales	21	27	+ 28.6%	52	58	+ 11.5%
Median Sales Price*	\$1,965,000	\$1,900,000	- 3.3%	\$1,949,000	\$1,855,000	- 4.8%
Percent of Original List Price Received*	99.6%	99.2%	- 0.4%	98.7%	98.4%	- 0.3%
Days on Market Until Sale	35	32	- 8.6%	34	35	+ 2.9%
Inventory of Homes for Sale	50	50	0.0%	—	—	—
Months Supply of Inventory	2.0	2.3	+ 15.0%	—	—	—

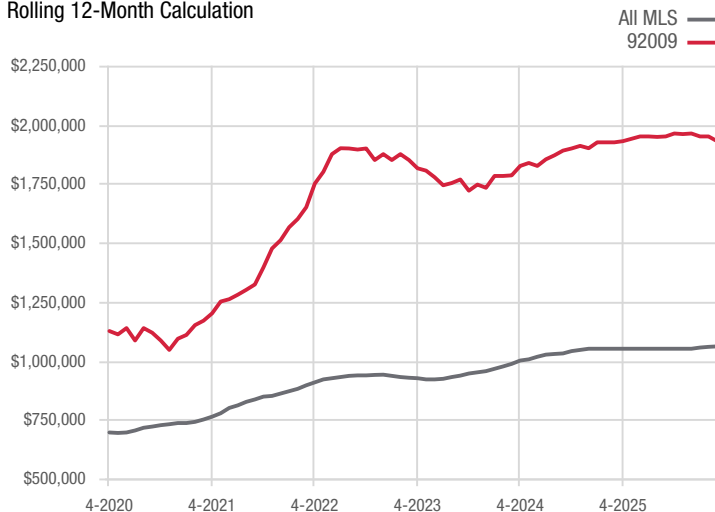
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	32	27	- 15.6%	92	97	+ 5.4%
Pending Sales	21	17	- 19.0%	54	54	0.0%
Closed Sales	13	20	+ 53.8%	47	48	+ 2.1%
Median Sales Price*	\$837,000	\$860,000	+ 2.7%	\$810,000	\$800,000	- 1.2%
Percent of Original List Price Received*	96.3%	97.2%	+ 0.9%	98.0%	97.4%	- 0.6%
Days on Market Until Sale	57	27	- 52.6%	41	46	+ 12.2%
Inventory of Homes for Sale	53	56	+ 5.7%	—	—	—
Months Supply of Inventory	3.5	3.3	- 5.7%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

