

Local Market Update for May 2025

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

92009

Carlsbad SE

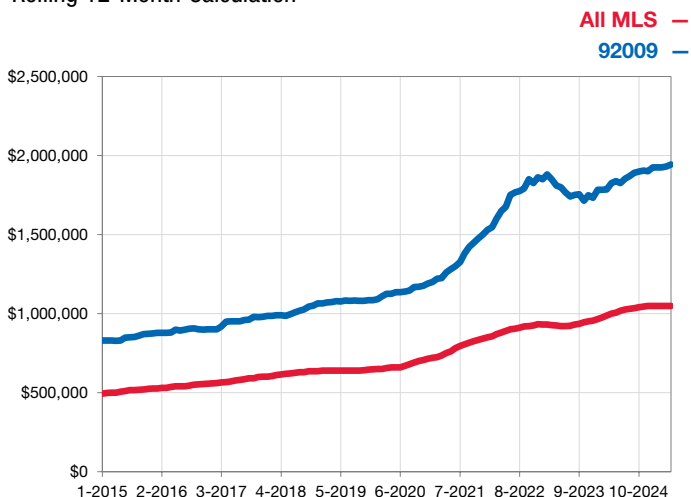
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	33	34	+ 3.0%	191	179	- 6.3%
Pending Sales	30	33	+ 10.0%	137	130	- 5.1%
Closed Sales	41	36	- 12.2%	135	116	- 14.1%
Median Sales Price*	\$1,930,000	\$1,997,500	+ 3.5%	\$1,930,000	\$2,000,000	+ 3.6%
Percent of Original List Price Received*	99.8%	97.7%	- 2.1%	99.7%	98.0%	- 1.7%
Days on Market Until Sale	25	27	+ 8.0%	29	32	+ 10.3%
Inventory of Homes for Sale	51	54	+ 5.9%	--	--	--
Months Supply of Inventory	2.3	2.2	- 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	27	41	+ 51.9%	111	159	+ 43.2%
Pending Sales	24	24	0.0%	97	94	- 3.1%
Closed Sales	24	13	- 45.8%	87	81	- 6.9%
Median Sales Price*	\$886,000	\$806,500	- 9.0%	\$800,000	\$805,000	+ 0.6%
Percent of Original List Price Received*	100.0%	97.1%	- 2.9%	100.4%	98.3%	- 2.1%
Days on Market Until Sale	39	40	+ 2.6%	38	39	+ 2.6%
Inventory of Homes for Sale	32	56	+ 75.0%	--	--	--
Months Supply of Inventory	1.9	3.7	+ 94.7%	--	--	--

* 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

