

Local Market Update for June 2026

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

92010

Carlsbad NE

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	15	10	- 33.3%	56	71	+ 26.8%
Pending Sales	8	8	0.0%	42	51	+ 21.4%
Closed Sales	9	8	- 11.1%	40	48	+ 20.0%
Median Sales Price*	\$1,385,000	\$1,825,000	+ 31.8%	\$1,474,250	\$1,627,500	+ 10.4%
Percent of Original List Price Received*	96.2%	101.2%	+ 5.2%	96.8%	99.3%	+ 2.6%
Days on Market Until Sale	30	10	- 66.7%	38	34	- 10.5%
Inventory of Homes for Sale	16	13	- 18.8%	—	—	—
Months Supply of Inventory	2.4	1.8	- 25.0%	—	—	—

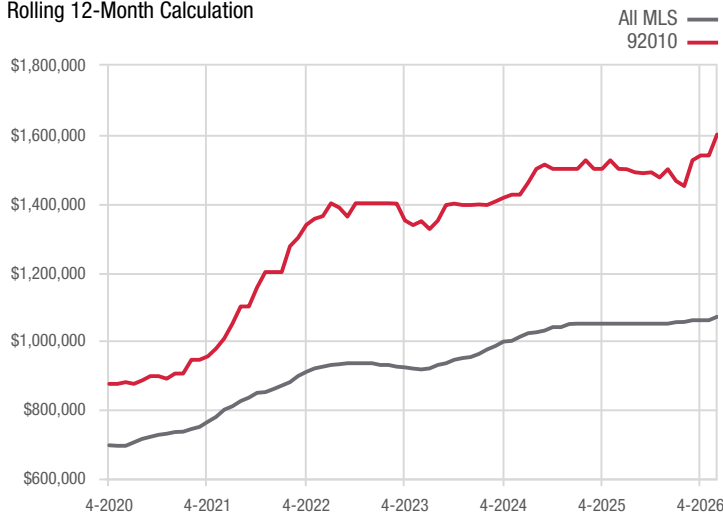
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	7	11	+ 57.1%	37	58	+ 56.8%
Pending Sales	2	9	+ 350.0%	31	30	- 3.2%
Closed Sales	3	6	+ 100.0%	34	24	- 29.4%
Median Sales Price*	\$829,000	\$1,117,500	+ 34.8%	\$886,900	\$1,037,500	+ 17.0%
Percent of Original List Price Received*	98.3%	95.1%	- 3.3%	99.1%	98.5%	- 0.6%
Days on Market Until Sale	20	40	+ 100.0%	26	27	+ 3.8%
Inventory of Homes for Sale	8	16	+ 100.0%	—	—	—
Months Supply of Inventory	1.4	3.6	+ 157.1%	—	—	—

* 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

