

# Local Market Update for March 2025

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

## 92010

Carlsbad NE

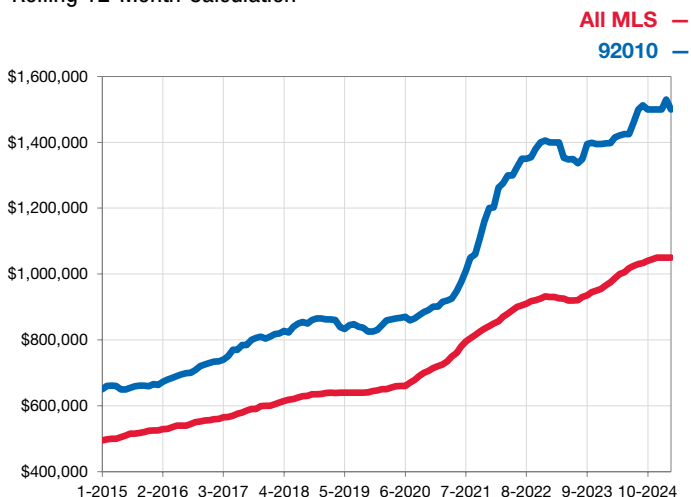
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	8	13	+ 62.5%	21	23	+ 9.5%
Pending Sales	6	9	+ 50.0%	22	18	- 18.2%
Closed Sales	4	8	+ 100.0%	20	18	- 10.0%
Median Sales Price*	\$1,767,500	\$1,450,000	- 18.0%	\$1,467,000	\$1,525,000	+ 4.0%
Percent of Original List Price Received*	101.7%	94.9%	- 6.7%	101.3%	95.8%	- 5.4%
Days on Market Until Sale	51	34	- 33.3%	51	46	- 9.8%
Inventory of Homes for Sale	4	10	+ 150.0%	--	--	--
Months Supply of Inventory	0.5	1.5	+ 200.0%	--	--	--

\* 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.

Townhouse-Condo	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	6	6	0.0%	15	14	- 6.7%
Pending Sales	7	2	- 71.4%	14	13	- 7.1%
Closed Sales	4	4	0.0%	13	15	+ 15.4%
Median Sales Price*	\$887,500	\$1,025,000	+ 15.5%	\$860,000	\$859,000	- 0.1%
Percent of Original List Price Received*	99.2%	101.2%	+ 2.0%	101.5%	99.1%	- 2.4%
Days on Market Until Sale	20	22	+ 10.0%	25	32	+ 28.0%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.8	1.4	+ 75.0%	--	--	--

\* 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

