

Local Market Update for February 2025

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

92010

Carlsbad NE

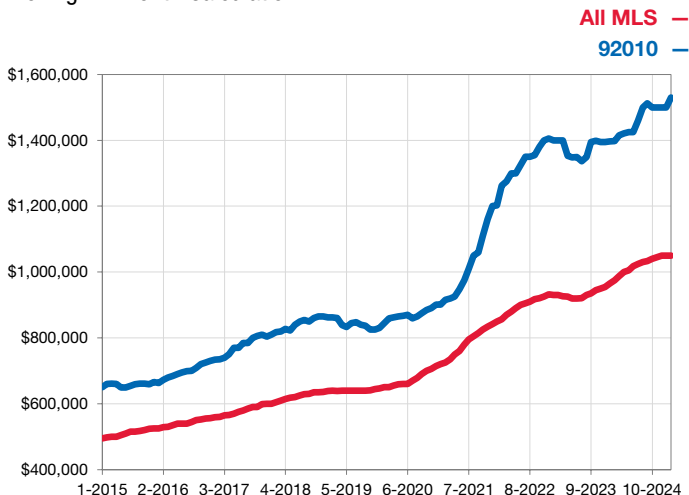
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	4	5	+ 25.0%	13	10	- 23.1%
Pending Sales	9	5	- 44.4%	16	9	- 43.8%
Closed Sales	11	6	- 45.5%	16	10	- 37.5%
Median Sales Price*	\$1,360,000	\$1,559,000	+ 14.6%	\$1,398,000	\$1,575,000	+ 12.7%
Percent of Original List Price Received*	103.4%	95.6%	- 7.5%	101.2%	96.3%	- 4.8%
Days on Market Until Sale	62	66	+ 6.5%	51	55	+ 7.8%
Inventory of Homes for Sale	2	8	+ 300.0%	--	--	--
Months Supply of Inventory	0.3	1.3	+ 333.3%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	6	0	- 100.0%	9	5	- 44.4%
Pending Sales	5	4	- 20.0%	7	9	+ 28.6%
Closed Sales	6	5	- 16.7%	9	11	+ 22.2%
Median Sales Price*	\$982,500	\$805,000	- 18.1%	\$860,000	\$820,000	- 4.7%
Percent of Original List Price Received*	104.9%	97.2%	- 7.3%	102.6%	98.4%	- 4.1%
Days on Market Until Sale	18	65	+ 261.1%	27	36	+ 33.3%
Inventory of Homes for Sale	5	3	- 40.0%	--	--	--
Months Supply of Inventory	1.1	0.6	- 45.5%	--	--	--

* 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

