

Local Market Update for April 2025

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

92011

Carlsbad SW

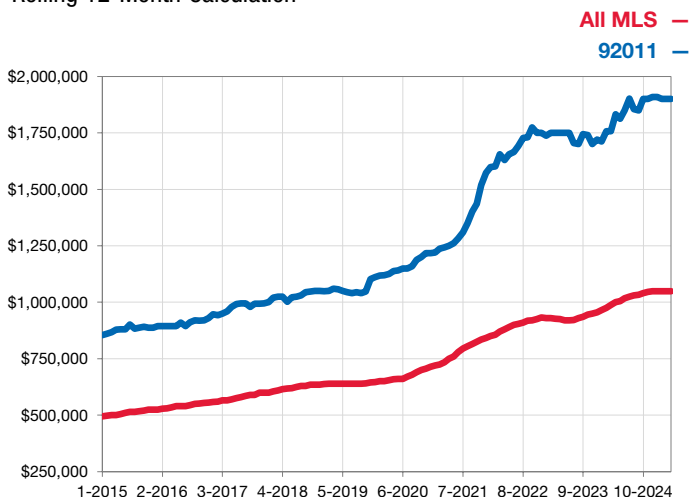
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	15	16	+ 6.7%	54	56	+ 3.7%
Pending Sales	13	9	- 30.8%	43	37	- 14.0%
Closed Sales	11	14	+ 27.3%	41	38	- 7.3%
Median Sales Price*	\$1,900,000	\$1,836,000	- 3.4%	\$1,950,000	\$1,917,000	- 1.7%
Percent of Original List Price Received*	98.7%	99.7%	+ 1.0%	98.9%	100.4%	+ 1.5%
Days on Market Until Sale	17	30	+ 76.5%	28	28	0.0%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	12	5	- 58.3%	41	38	- 7.3%
Pending Sales	10	9	- 10.0%	33	29	- 12.1%
Closed Sales	6	8	+ 33.3%	27	26	- 3.7%
Median Sales Price*	\$1,055,000	\$989,450	- 6.2%	\$1,100,000	\$1,052,500	- 4.3%
Percent of Original List Price Received*	96.2%	98.5%	+ 2.4%	99.9%	97.6%	- 2.3%
Days on Market Until Sale	23	24	+ 4.3%	21	42	+ 100.0%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

