

Local Market Update for February 2025

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

92011

Carlsbad SW

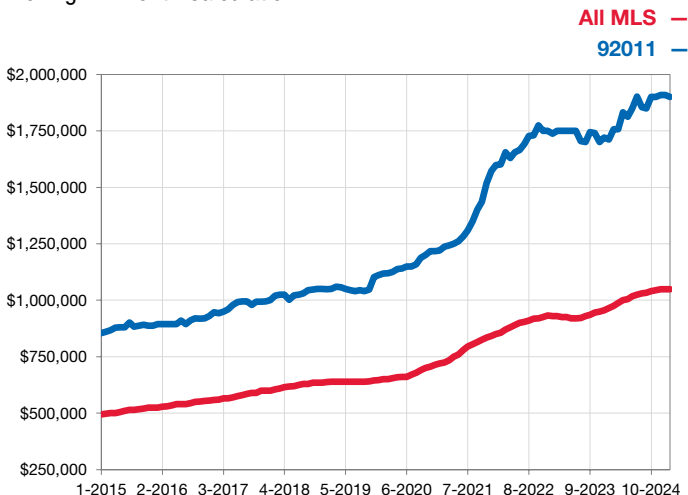
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	14	9	- 35.7%	29	18	- 37.9%
Pending Sales	9	8	- 11.1%	18	12	- 33.3%
Closed Sales	9	9	0.0%	20	18	- 10.0%
Median Sales Price*	\$2,100,000	\$1,600,000	- 23.8%	\$1,940,000	\$1,697,500	- 12.5%
Percent of Original List Price Received*	100.0%	99.4%	- 0.6%	98.2%	99.3%	+ 1.1%
Days on Market Until Sale	39	32	- 17.9%	36	31	- 13.9%
Inventory of Homes for Sale	20	12	- 40.0%	--	--	--
Months Supply of Inventory	1.9	1.1	- 42.1%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	9	5	- 44.4%	16	18	+ 12.5%
Pending Sales	9	8	- 11.1%	14	15	+ 7.1%
Closed Sales	5	8	+ 60.0%	10	13	+ 30.0%
Median Sales Price*	\$1,115,000	\$1,038,500	- 6.9%	\$1,122,500	\$1,050,000	- 6.5%
Percent of Original List Price Received*	101.8%	99.7%	- 2.1%	98.9%	98.0%	- 0.9%
Days on Market Until Sale	12	42	+ 250.0%	29	62	+ 113.8%
Inventory of Homes for Sale	6	7	+ 16.7%	--	--	--
Months Supply of Inventory	1.0	1.0	0.0%	--	--	--

* 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

