

# Local Market Update for May 2026

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

## 92011

Carlsbad SW

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	24	14	- 41.7%	84	78	- 7.1%
Pending Sales	15	14	- 6.7%	51	58	+ 13.7%
Closed Sales	15	5	- 66.7%	51	50	- 2.0%
Median Sales Price*	\$1,875,000	<b>\$1,700,000</b>	- 9.3%	\$1,934,000	<b>\$1,917,500</b>	- 0.9%
Percent of Original List Price Received*	97.6%	<b>93.3%</b>	- 4.4%	99.6%	<b>100.8%</b>	+ 1.2%
Days on Market Until Sale	39	42	+ 7.7%	31	27	- 12.9%
Inventory of Homes for Sale	32	17	- 46.9%	—	—	—
Months Supply of Inventory	2.8	1.5	- 46.4%	—	—	—

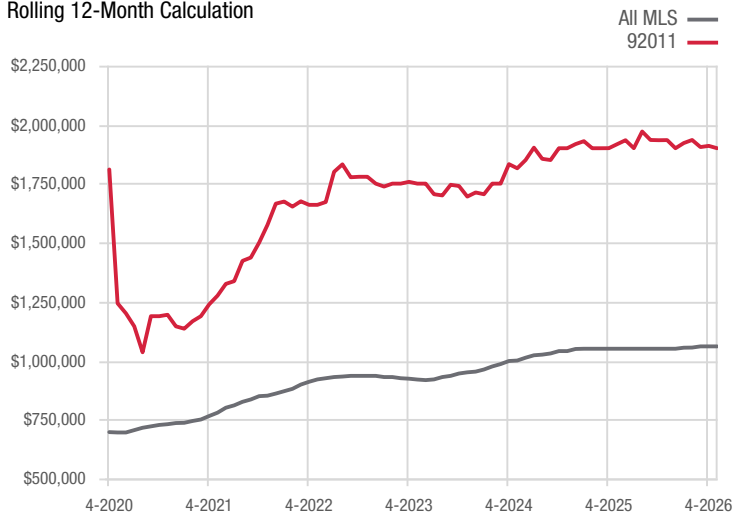
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	6	6	0.0%	46	39	- 15.2%
Pending Sales	6	6	0.0%	35	35	0.0%
Closed Sales	7	8	+ 14.3%	33	34	+ 3.0%
Median Sales Price*	\$879,000	<b>\$970,000</b>	+ 10.4%	\$1,049,900	<b>\$1,044,500</b>	- 0.5%
Percent of Original List Price Received*	95.8%	<b>95.6%</b>	- 0.2%	97.2%	<b>97.0%</b>	- 0.2%
Days on Market Until Sale	53	84	+ 58.5%	45	50	+ 11.1%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

\* 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

