Local Market Update for September 2025

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

92011

Carlsbad SW

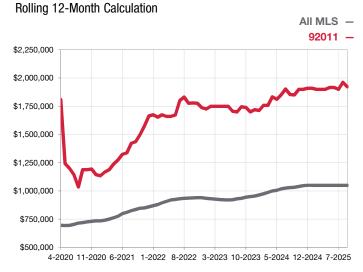
Detached	September			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	14	14	0.0%	127	148	+ 16.5%	
Pending Sales	11	11	0.0%	105	102	- 2.9%	
Closed Sales	10	11	+ 10.0%	105	103	- 1.9%	
Median Sales Price*	\$2,125,000	\$1,722,500	- 18.9%	\$1,900,000	\$1,882,500	- 0.9%	
Percent of Original List Price Received*	92.9%	99.0%	+ 6.6%	97.9%	98.8%	+ 0.9%	
Days on Market Until Sale	40	33	- 17.5%	35	31	- 11.4%	
Inventory of Homes for Sale	26	25	- 3.8%				
Months Supply of Inventory	2.4	2.3	- 4.2%				

^{*} 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	September			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	9	5	- 44.4%	77	79	+ 2.6%	
Pending Sales	11	7	- 36.4%	68	60	- 11.8%	
Closed Sales	5	9	+ 80.0%	63	59	- 6.3%	
Median Sales Price*	\$988,250	\$1,333,000	+ 34.9%	\$1,050,000	\$1,038,450	- 1.1%	
Percent of Original List Price Received*	98.2%	96.4%	- 1.8%	99.3%	97.1%	- 2.2%	
Days on Market Until Sale	30	30	0.0%	22	38	+ 72.7%	
Inventory of Homes for Sale	11	9	- 18.2%				
Months Supply of Inventory	1.6	1.4	- 12.5%				

^{*} 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



Median Sales Price - Townhouse-Condo

