

Local Market Update for November 2025

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

92011

Carlsbad SW

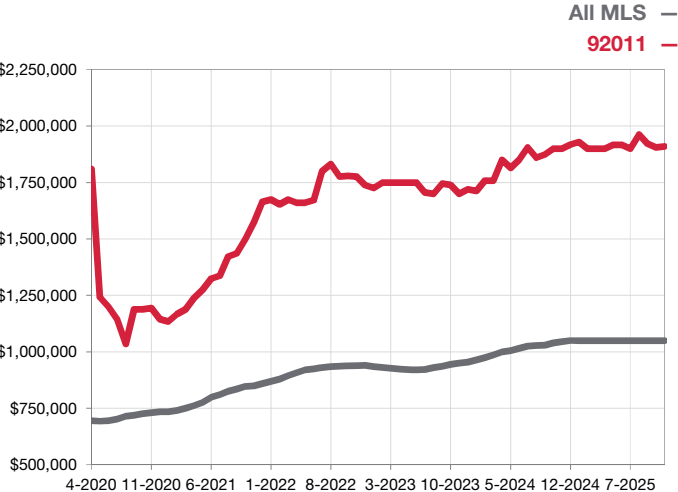
| Detached | November | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|--------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 11-2024 | Thru 11-2025 | Percent Change |
| New Listings | 8 | 8 | 0.0% | 155 | 163 | + 5.2% |
| Pending Sales | 12 | 8 | - 33.3% | 126 | 125 | - 0.8% |
| Closed Sales | 10 | 11 | + 10.0% | 122 | 126 | + 3.3% |
| Median Sales Price* | \$1,825,000 | \$1,870,000 | + 2.5% | \$1,900,000 | \$1,870,000 | - 1.6% |
| Percent of Original List Price Received* | 97.3% | 98.1% | + 0.8% | 97.8% | 98.7% | + 0.9% |
| Days on Market Until Sale | 61 | 53 | - 13.1% | 36 | 33 | - 8.3% |
| Inventory of Homes for Sale | 16 | 10 | - 37.5% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 0.9 | - 35.7% | -- | -- | -- |

* 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.

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|--|-------------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 11-2024 | Thru 11-2025 | Percent Change |
| New Listings | 3 | 7 | + 133.3% | 96 | 93 | - 3.1% |
| Pending Sales | 9 | 2 | - 77.8% | 81 | 69 | - 14.8% |
| Closed Sales | 2 | 3 | + 50.0% | 75 | 68 | - 9.3% |
| Median Sales Price* | \$1,006,000 | \$815,000 | - 19.0% | \$1,050,000 | \$1,000,000 | - 4.8% |
| Percent of Original List Price Received* | 98.6% | 97.6% | - 1.0% | 98.7% | 97.0% | - 1.7% |
| Days on Market Until Sale | 25 | 22 | - 12.0% | 26 | 39 | + 50.0% |
| Inventory of Homes for Sale | 7 | 13 | + 85.7% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 2.2 | + 120.0% | -- | -- | -- |

* 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

