

# Local Market Update for August 2025

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

92011

Carlsbad SW

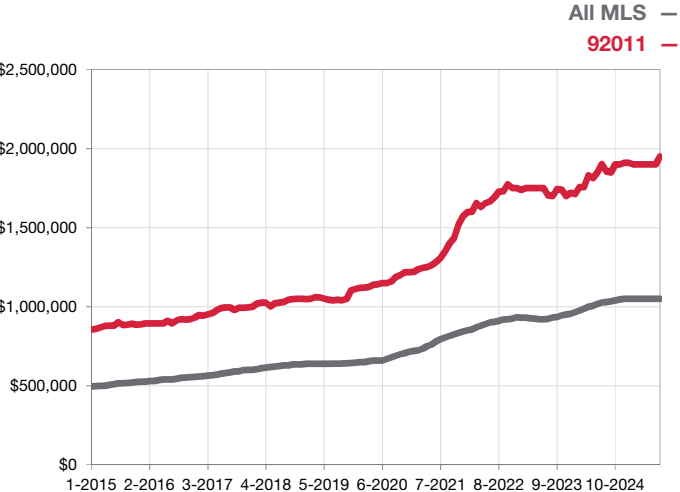
| Detached                                 | August      |             |                | Year to Date |             |                |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics                              | 2024        | 2025        | Percent Change | Thru 8-2024  | Thru 8-2025 | Percent Change |
| New Listings                             | 11          | 11          | 0.0%           | 129          | 135         | + 4.7%         |
| Pending Sales                            | 13          | 12          | - 7.7%         | 94           | 93          | - 1.1%         |
| Closed Sales                             | 19          | 12          | - 36.8%        | 95           | 93          | - 2.1%         |
| Median Sales Price*                      | \$1,750,000 | \$1,987,500 | + 13.6%        | \$1,900,000  | \$1,910,000 | + 0.5%         |
| Percent of Original List Price Received* | 97.5%       | 96.8%       | - 0.7%         | 98.4%        | 98.9%       | + 0.5%         |
| Days on Market Until Sale                | 26          | 37          | + 42.3%        | 34           | 31          | - 8.8%         |
| Inventory of Homes for Sale              | 25          | 24          | - 4.0%         | --           | --          | --             |
| Months Supply of Inventory               | 2.3         | 2.1         | - 8.7%         | --           | --          | --             |

\* 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.

| Attached                                 | August      |           |                | Year to Date |             |                |
|--|-------------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                              | 2024        | 2025      | Percent Change | Thru 8-2024  | Thru 8-2025 | Percent Change |
| New Listings                             | 8           | 3         | - 62.5%        | 76           | 72          | - 5.3%         |
| Pending Sales                            | 5           | 5         | 0.0%           | 57           | 52          | - 8.8%         |
| Closed Sales                             | 5           | 3         | - 40.0%        | 58           | 50          | - 13.8%        |
| Median Sales Price*                      | \$1,300,000 | \$875,000 | - 32.7%        | \$1,064,825  | \$979,000   | - 8.1%         |
| Percent of Original List Price Received* | 99.1%       | 100.0%    | + 0.9%         | 99.4%        | 97.3%       | - 2.1%         |
| Days on Market Until Sale                | 20          | 26        | + 30.0%        | 22           | 38          | + 72.7%        |
| Inventory of Homes for Sale              | 18          | 12        | - 33.3%        | --           | --          | --             |
| Months Supply of Inventory               | 2.7         | 1.8       | - 33.3%        | --           | --          | --             |

\* 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

