Local Market Update for February 2026

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

92009

Carlsbad SE

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	32	**31**	- 3.1%	64	**65**	+ 1.6%
Pending Sales	21	**25**	+ 19.0%	39	**42**	+ 7.7%
Closed Sales	18	**12**	- 33.3%	31	**31**	0.0%
Median Sales Price*	$1,879,000	**$1,779,500**	- 5.3%	$1,940,000	**$1,741,250**	- 10.2%
Percent of Original List Price Received*	98.8%	**99.8%**	+ 1.0%	98.2%	**97.6%**	- 0.6%
Days on Market Until Sale	30	**17**	- 43.3%	34	**38**	+ 11.8%
Inventory of Homes for Sale	47	**34**	- 27.7%	—	—	—
Months Supply of Inventory	1.9	**1.5**	- 21.1%	—	—	—

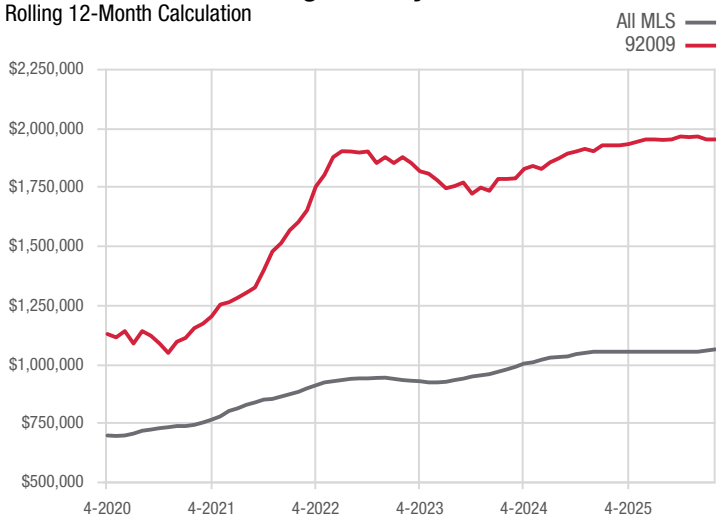
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	28	**31**	+ 10.7%	60	**67**	+ 11.7%
Pending Sales	16	**17**	+ 6.3%	33	**35**	+ 6.1%
Closed Sales	20	**15**	- 25.0%	34	**25**	- 26.5%
Median Sales Price*	$817,500	**$800,000**	- 2.1%	$805,000	**$775,000**	- 3.7%
Percent of Original List Price Received*	98.9%	**97.1%**	- 1.8%	98.7%	**96.7%**	- 2.0%
Days on Market Until Sale	30	**74**	+ 146.7%	35	**65**	+ 85.7%
Inventory of Homes for Sale	53	**53**	0.0%	—	—	—
Months Supply of Inventory	3.5	**3.1**	- 11.4%	—	—	—

* 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.

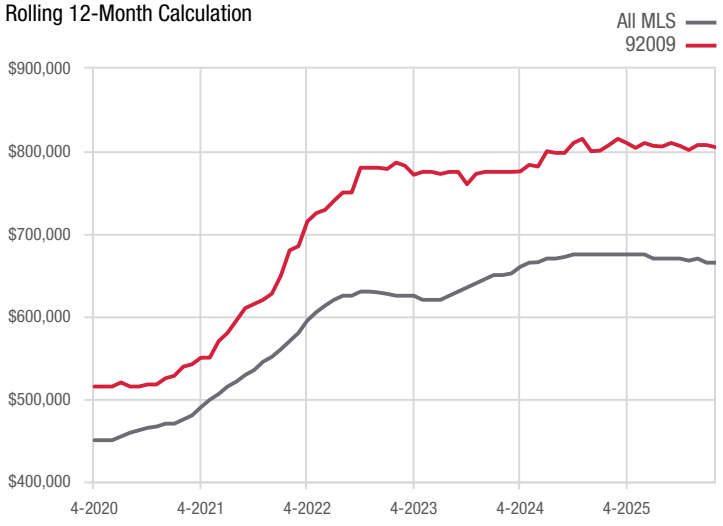
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.