Local Market Update for February 2026

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

92010

Carlsbad NE

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	6	**12**	+ 100.0%	12	**25**	+ 108.3%
Pending Sales	5	**15**	+ 200.0%	9	**19**	+ 111.1%
Closed Sales	6	**7**	+ 16.7%	10	**10**	0.0%
Median Sales Price*	$1,559,000	**$1,525,000**	- 2.2%	$1,575,000	**$1,420,000**	- 9.8%
Percent of Original List Price Received*	95.6%	**99.5%**	+ 4.1%	96.3%	**98.2%**	+ 2.0%
Days on Market Until Sale	66	**94**	+ 42.4%	55	**76**	+ 38.2%
Inventory of Homes for Sale	10	**11**	+ 10.0%	—	—	—
Months Supply of Inventory	1.6	**1.5**	- 6.3%	—	—	—

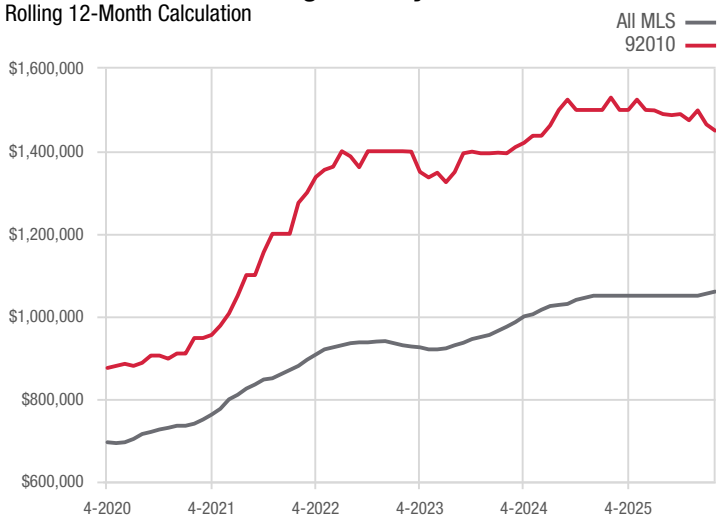
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	3	**7**	+ 133.3%	8	**12**	+ 50.0%
Pending Sales	6	**5**	- 16.7%	11	**6**	- 45.5%
Closed Sales	5	**0**	- 100.0%	11	**3**	- 72.7%
Median Sales Price*	$805,000	—	—	$820,000	**$770,000**	- 6.1%
Percent of Original List Price Received*	97.2%	—	—	98.4%	**98.5%**	+ 0.1%
Days on Market Until Sale	65	—	—	36	**47**	+ 30.6%
Inventory of Homes for Sale	4	**7**	+ 75.0%	—	—	—
Months Supply of Inventory	0.7	**1.8**	+ 157.1%	—	—	—

* 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.

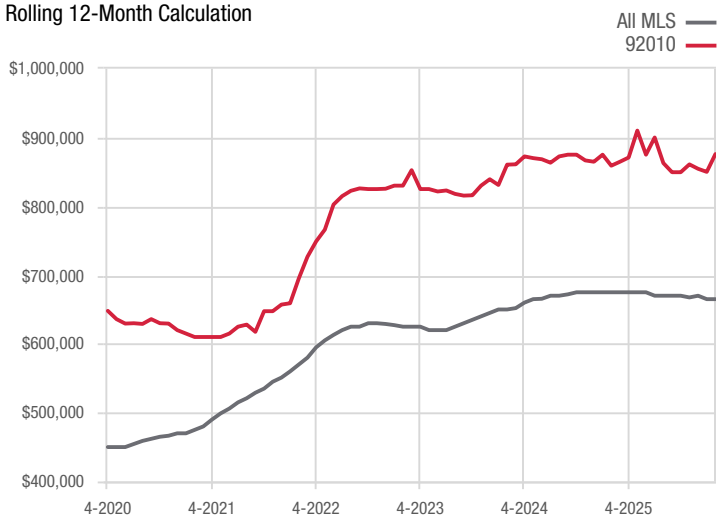
Median Sales Price - Single Family

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.