Local Market Update for February 2026

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

92011

Carlsbad SW

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	12	**10**	- 16.7%	23	**27**	+ 17.4%
Pending Sales	8	**9**	+ 12.5%	12	**17**	+ 41.7%
Closed Sales	8	**7**	- 12.5%	17	**12**	- 29.4%
Median Sales Price*	$1,600,000	**$2,410,000**	+ 50.6%	$1,600,000	**$2,010,500**	+ 25.7%
Percent of Original List Price Received*	99.3%	**100.2%**	+ 0.9%	99.3%	**99.9%**	+ 0.6%
Days on Market Until Sale	32	**21**	- 34.4%	31	**20**	- 35.5%
Inventory of Homes for Sale	16	**16**	0.0%	—	—	—
Months Supply of Inventory	1.5	**1.5**	0.0%	—	—	—

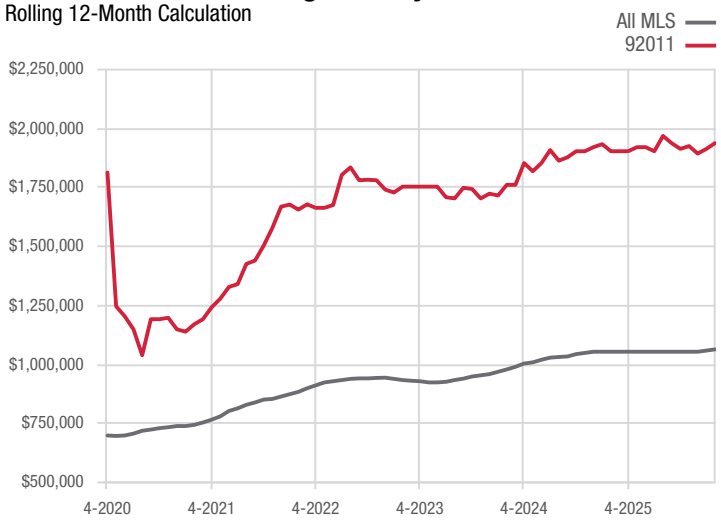
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	6	**5**	- 16.7%	19	**13**	- 31.6%
Pending Sales	8	**5**	- 37.5%	15	**14**	- 6.7%
Closed Sales	8	**6**	- 25.0%	13	**11**	- 15.4%
Median Sales Price*	$1,038,500	**$1,092,500**	+ 5.2%	$1,050,000	**$1,215,000**	+ 15.7%
Percent of Original List Price Received*	99.7%	**95.6%**	- 4.1%	98.0%	**96.5%**	- 1.5%
Days on Market Until Sale	42	**79**	+ 88.1%	62	**69**	+ 11.3%
Inventory of Homes for Sale	8	**9**	+ 12.5%	—	—	—
Months Supply of Inventory	1.1	**1.5**	+ 36.4%	—	—	—

* 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.

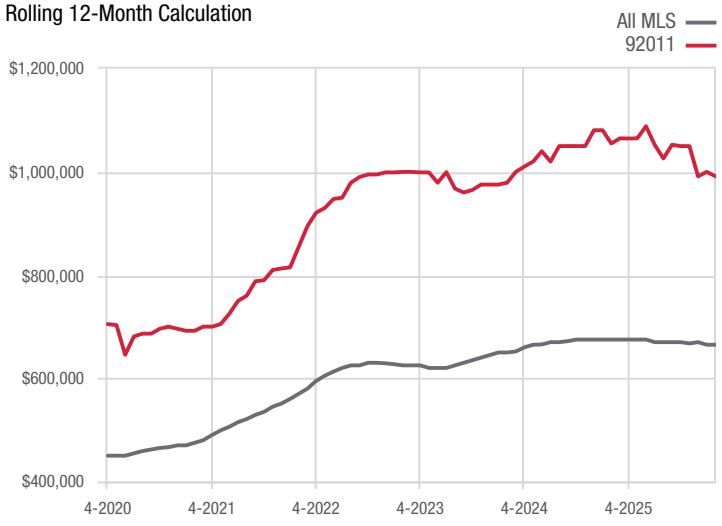
Median Sales Price - Single Family

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.