Local Market Update for May 2026

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

92009

Carlsbad SE

Detached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	38	**35**	- 7.9%	180	**196**	+ 8.9%
Pending Sales	35	**34**	- 2.9%	131	**130**	- 0.8%
Closed Sales	36	**35**	- 2.8%	115	**115**	0.0%
Median Sales Price*	$1,997,500	**$1,825,000**	- 8.6%	$1,999,999	**$1,800,000**	- 10.0%
Percent of Original List Price Received*	97.7%	**97.5%**	- 0.2%	98.0%	**98.3%**	+ 0.3%
Days on Market Until Sale	27	**29**	+ 7.4%	32	**30**	- 6.3%
Inventory of Homes for Sale	54	**59**	+ 9.3%	—	**—**	—
Months Supply of Inventory	2.2	**2.7**	+ 22.7%	—	**—**	—

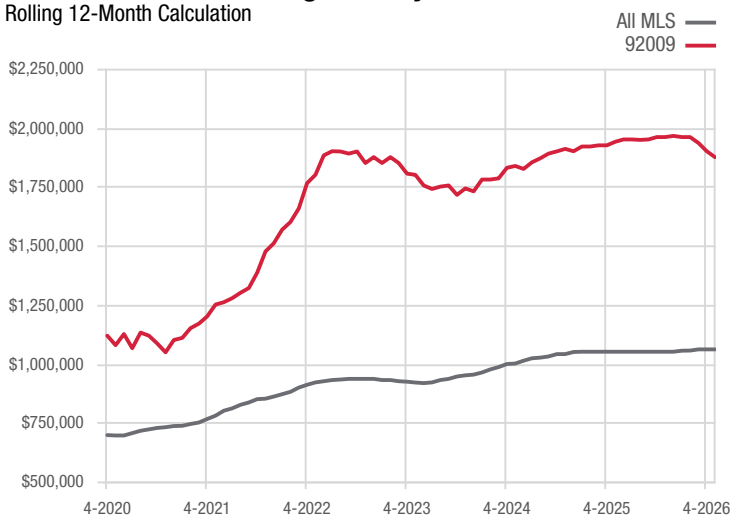
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	43	**35**	- 18.6%	161	**166**	+ 3.1%
Pending Sales	27	**11**	- 59.3%	97	**88**	- 9.3%
Closed Sales	13	**16**	+ 23.1%	81	**88**	+ 8.6%
Median Sales Price*	$806,500	**$749,500**	- 7.1%	$805,000	**$800,000**	- 0.6%
Percent of Original List Price Received*	97.1%	**98.4%**	+ 1.3%	98.3%	**96.6%**	- 1.7%
Days on Market Until Sale	40	**32**	- 20.0%	39	**42**	+ 7.7%
Inventory of Homes for Sale	58	**72**	+ 24.1%	—	**—**	—
Months Supply of Inventory	3.8	**4.4**	+ 15.8%	—	**—**	—

* 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.

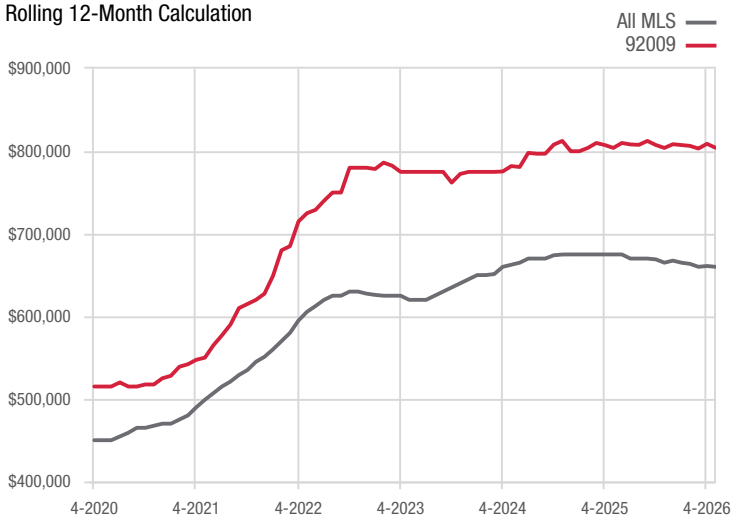
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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