Local Market Update for June 2026

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

92011

Carlsbad SW

Detached	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	14	**15**	+ 7.1%	98	**96**	- 2.0%
Pending Sales	17	**14**	- 17.6%	68	**72**	+ 5.9%
Closed Sales	9	**14**	+ 55.6%	60	**64**	+ 6.7%
Median Sales Price*	$2,050,000	**$1,788,500**	- 12.8%	$1,955,375	**$1,887,500**	- 3.5%
Percent of Original List Price Received*	97.9%	**98.4%**	+ 0.5%	99.3%	**100.3%**	+ 1.0%
Days on Market Until Sale	34	**24**	- 29.4%	32	**26**	- 18.8%
Inventory of Homes for Sale	23	**19**	- 17.4%	—	—	—
Months Supply of Inventory	2.0	**1.7**	- 15.0%	—	—	—

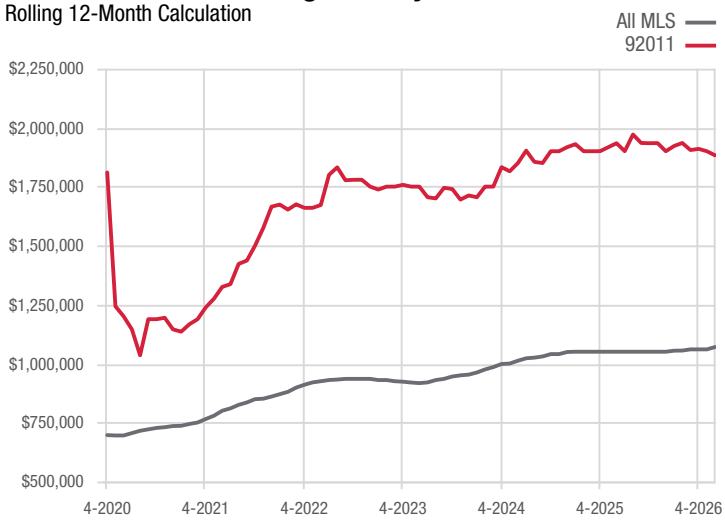
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	18	**7**	- 61.1%	64	**48**	- 25.0%
Pending Sales	7	**6**	- 14.3%	42	**42**	0.0%
Closed Sales	6	**5**	- 16.7%	39	**39**	0.0%
Median Sales Price*	$1,154,000	**$975,000**	- 15.5%	$1,050,000	**$1,020,000**	- 2.9%
Percent of Original List Price Received*	97.3%	**95.7%**	- 1.6%	97.2%	**96.8%**	- 0.4%
Days on Market Until Sale	36	**50**	+ 38.9%	43	**50**	+ 16.3%
Inventory of Homes for Sale	19	**12**	- 36.8%	—	—	—
Months Supply of Inventory	3.0	**2.0**	- 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.

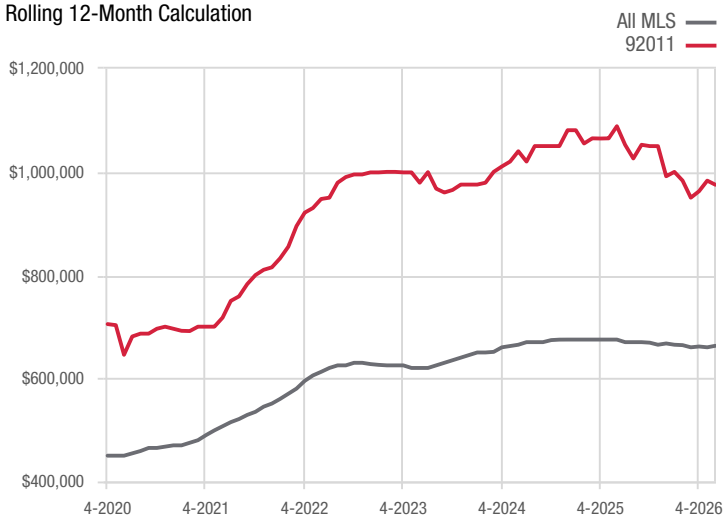
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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