Local Market Update for July 2026

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

92009

Carlsbad SE

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	36	**26**	- 27.8%	252	**262**	+ 4.0%
Pending Sales	16	**22**	+ 37.5%	169	**192**	+ 13.6%
Closed Sales	19	**31**	+ 63.2%	164	**188**	+ 14.6%
Median Sales Price*	$2,050,000	**$2,065,000**	+ 0.7%	$2,010,000	**$1,874,500**	- 6.7%
Percent of Original List Price Received*	97.6%	**98.5%**	+ 0.9%	97.8%	**98.1%**	+ 0.3%
Days on Market Until Sale	30	**28**	- 6.7%	31	**33**	+ 6.5%
Inventory of Homes for Sale	69	**45**	- 34.8%	—	**—**	—
Months Supply of Inventory	3.0	**1.9**	- 36.7%	—	**—**	—

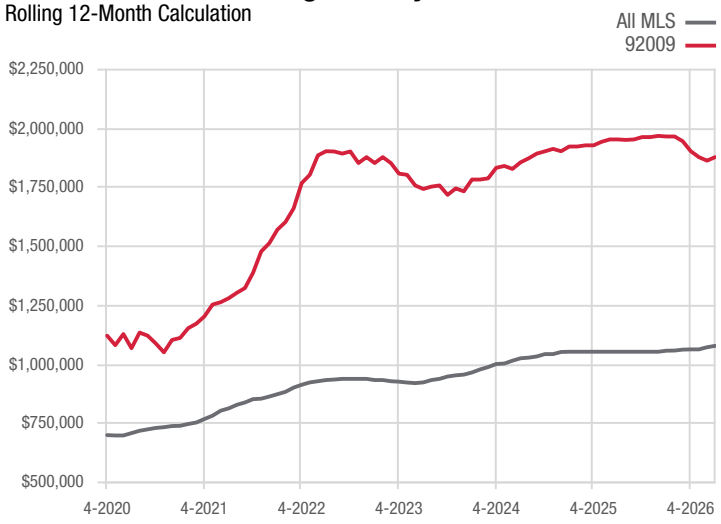
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	35	**29**	- 17.1%	224	**233**	+ 4.0%
Pending Sales	20	**18**	- 10.0%	131	**131**	0.0%
Closed Sales	17	**19**	+ 11.8%	123	**123**	0.0%
Median Sales Price*	$910,000	**$745,000**	- 18.1%	$815,000	**$800,000**	- 1.8%
Percent of Original List Price Received*	95.4%	**96.1%**	+ 0.7%	97.9%	**96.7%**	- 1.2%
Days on Market Until Sale	49	**41**	- 16.3%	39	**43**	+ 10.3%
Inventory of Homes for Sale	63	**67**	+ 6.3%	—	**—**	—
Months Supply of Inventory	4.1	**3.9**	- 4.9%	—	**—**	—

* 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.

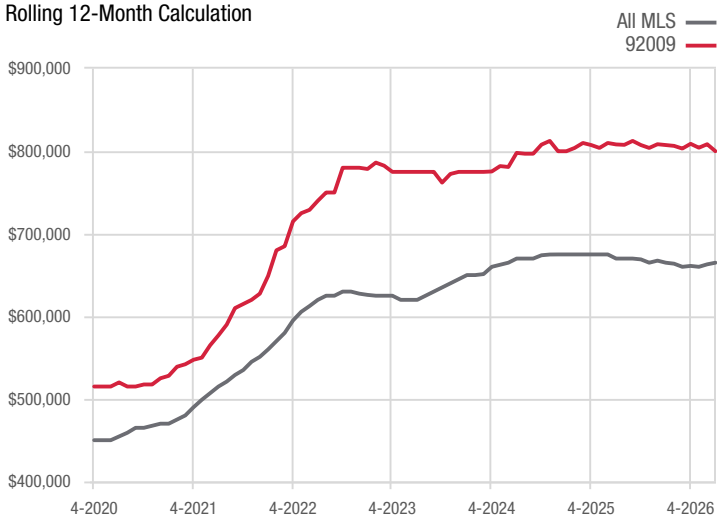
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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