Local Market Update for July 2026

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

92010

Carlsbad NE

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	7	**6**	- 14.3%	63	**79**	+ 25.4%
Pending Sales	7	**8**	+ 14.3%	49	**60**	+ 22.4%
Closed Sales	5	**6**	+ 20.0%	45	**55**	+ 22.2%
Median Sales Price*	$1,735,000	**$1,587,500**	- 8.5%	$1,499,000	**$1,615,000**	+ 7.7%
Percent of Original List Price Received*	99.8%	**97.7%**	- 2.1%	97.1%	**99.0%**	+ 2.0%
Days on Market Until Sale	12	**30**	+ 150.0%	35	**35**	0.0%
Inventory of Homes for Sale	14	**7**	- 50.0%	—	—	—
Months Supply of Inventory	2.0	**0.9**	- 55.0%	—	—	—

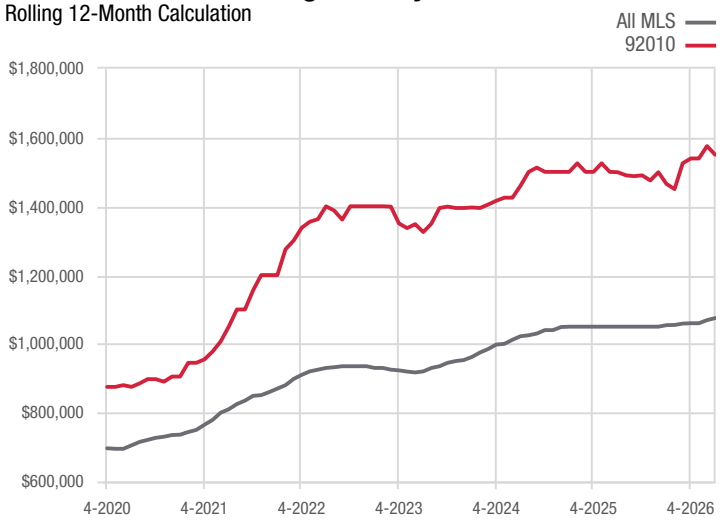
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	5	**11**	+ 120.0%	42	**69**	+ 64.3%
Pending Sales	2	**8**	+ 300.0%	33	**38**	+ 15.2%
Closed Sales	3	**12**	+ 300.0%	37	**35**	- 5.4%
Median Sales Price*	$720,000	**$769,950**	+ 6.9%	$862,800	**$875,000**	+ 1.4%
Percent of Original List Price Received*	99.6%	**95.6%**	- 4.0%	99.2%	**97.7%**	- 1.5%
Days on Market Until Sale	45	**55**	+ 22.2%	28	**35**	+ 25.0%
Inventory of Homes for Sale	10	**15**	+ 50.0%	—	—	—
Months Supply of Inventory	2.0	**3.1**	+ 55.0%	—	—	—

* 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.

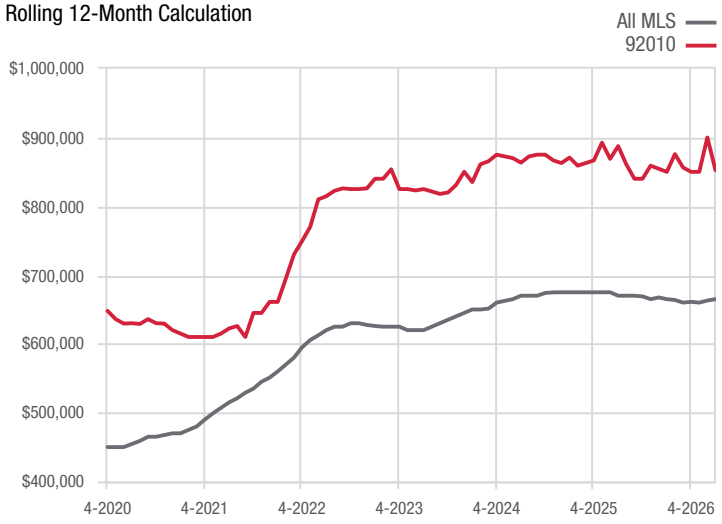
Median Sales Price - Single Family

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.