Local Market Update for July 2026

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

92011

Carlsbad SW

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	24	**14**	- 41.7%	122	**113**	- 7.4%
Pending Sales	10	**14**	+ 40.0%	78	**87**	+ 11.5%
Closed Sales	18	**11**	- 38.9%	78	**75**	- 3.8%
Median Sales Price*	$1,890,000	**$2,450,000**	+ 29.6%	$1,922,000	**$1,950,000**	+ 1.5%
Percent of Original List Price Received*	97.9%	**100.7%**	+ 2.9%	99.0%	**100.3%**	+ 1.3%
Days on Market Until Sale	25	**22**	- 12.0%	30	**26**	- 13.3%
Inventory of Homes for Sale	32	**18**	- 43.8%	—	—	—
Months Supply of Inventory	2.9	**1.6**	- 44.8%	—	—	—

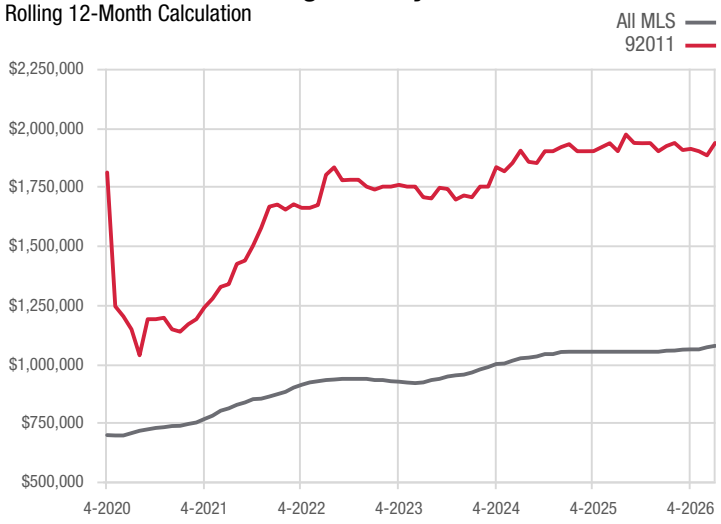
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	7	**7**	0.0%	71	**55**	- 22.5%
Pending Sales	6	**8**	+ 33.3%	48	**51**	+ 6.3%
Closed Sales	9	**8**	- 11.1%	48	**47**	- 2.1%
Median Sales Price*	$935,000	**$955,000**	+ 2.1%	$1,027,000	**$980,000**	- 4.6%
Percent of Original List Price Received*	96.9%	**98.8%**	+ 2.0%	97.2%	**97.1%**	- 0.1%
Days on Market Until Sale	24	**26**	+ 8.3%	40	**46**	+ 15.0%
Inventory of Homes for Sale	16	**9**	- 43.8%	—	—	—
Months Supply of Inventory	2.4	**1.4**	- 41.7%	—	—	—

* 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.

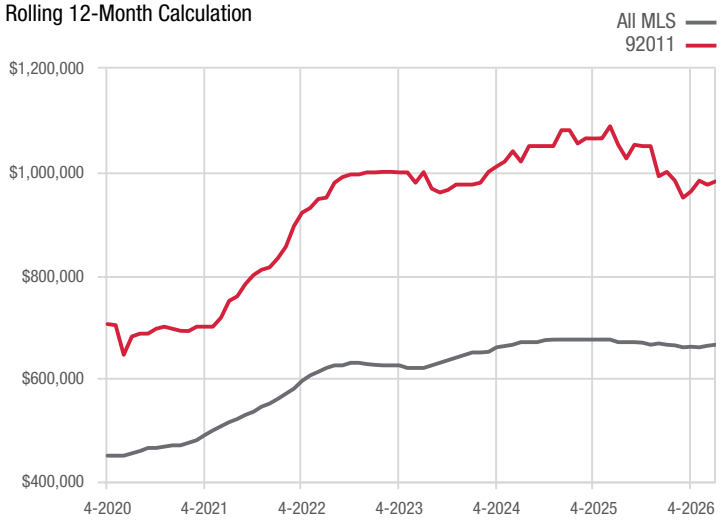
Median Sales Price - Single Family

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.