Local Market Update for August 2026

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

92010

Carlsbad NE

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	6	**10**	+ 66.7%	67	**87**	+ 29.9%
Pending Sales	5	**5**	0.0%	54	**66**	+ 22.2%
Closed Sales	9	**10**	+ 11.1%	54	**67**	+ 24.1%
Median Sales Price*	$1,400,000	**$1,450,000**	+ 3.6%	$1,474,250	**$1,600,000**	+ 8.5%
Percent of Original List Price Received*	98.6%	**99.2%**	+ 0.6%	97.4%	**98.9%**	+ 1.5%
Days on Market Until Sale	35	**19**	- 45.7%	35	**32**	- 8.6%
Inventory of Homes for Sale	11	**6**	- 45.5%	—	—	—
Months Supply of Inventory	1.7	**0.8**	- 52.9%	—	—	—

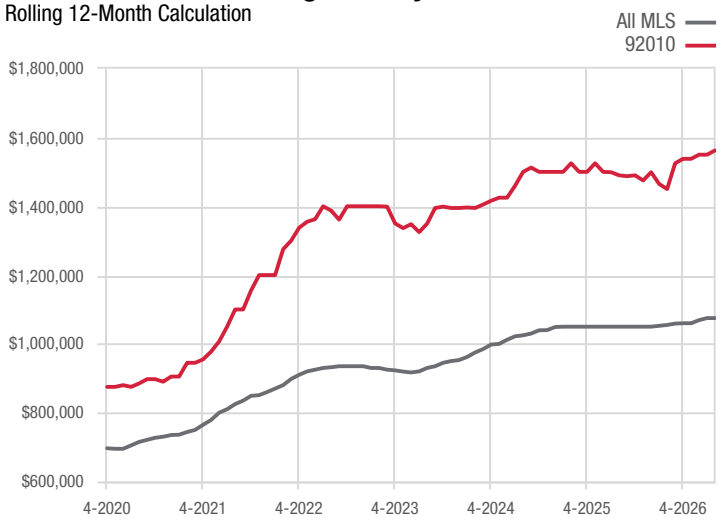
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	11	**6**	- 45.5%	52	**76**	+ 46.2%
Pending Sales	6	**4**	- 33.3%	39	**44**	+ 12.8%
Closed Sales	2	**5**	+ 150.0%	39	**40**	+ 2.6%
Median Sales Price*	$812,500	**$890,000**	+ 9.5%	$859,000	**$882,500**	+ 2.7%
Percent of Original List Price Received*	97.9%	**97.8%**	- 0.1%	99.1%	**97.8%**	- 1.3%
Days on Market Until Sale	45	**40**	- 11.1%	29	**36**	+ 24.1%
Inventory of Homes for Sale	9	**11**	+ 22.2%	—	—	—
Months Supply of Inventory	1.8	**2.3**	+ 27.8%	—	—	—

* 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.

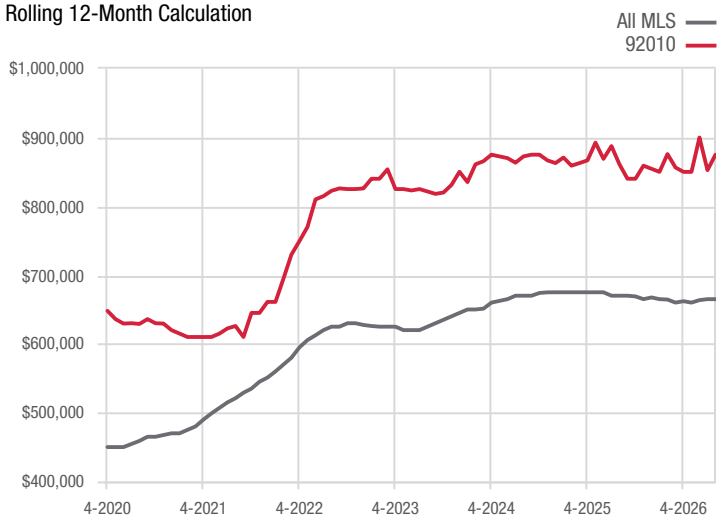
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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