Local Market Update for August 2026

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

92011

Carlsbad SW

Detached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	11	**13**	+ 18.2%	131	**126**	- 3.8%
Pending Sales	12	**12**	0.0%	90	**101**	+ 12.2%
Closed Sales	13	**19**	+ 46.2%	91	**94**	+ 3.3%
Median Sales Price*	$2,015,000	**$2,050,000**	+ 1.7%	$1,950,000	**$2,007,500**	+ 2.9%
Percent of Original List Price Received*	97.1%	**97.2%**	+ 0.1%	98.7%	**99.7%**	+ 1.0%
Days on Market Until Sale	35	**40**	+ 14.3%	31	**29**	- 6.5%
Inventory of Homes for Sale	24	**14**	- 41.7%	—	—	—
Months Supply of Inventory	2.2	**1.2**	- 45.5%	—	—	—

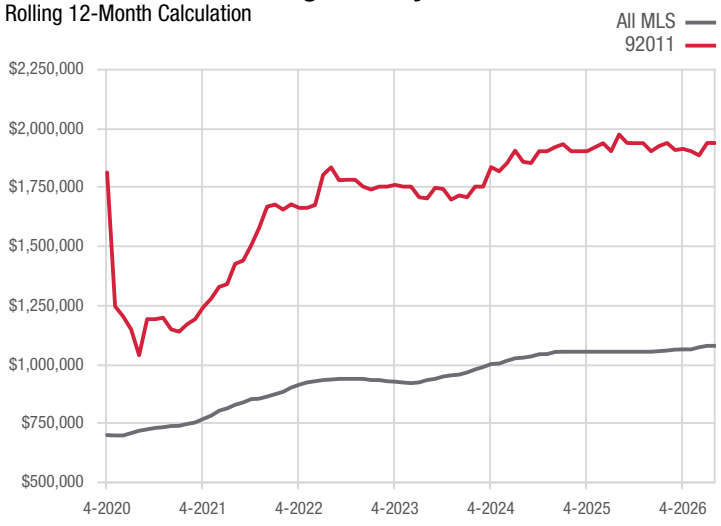
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	4	**7**	+ 75.0%	75	**64**	- 14.7%
Pending Sales	6	**6**	0.0%	54	**58**	+ 7.4%
Closed Sales	3	**6**	+ 100.0%	51	**53**	+ 3.9%
Median Sales Price*	$875,000	**$935,000**	+ 6.9%	$979,000	**$980,000**	+ 0.1%
Percent of Original List Price Received*	100.0%	**91.7%**	- 8.3%	97.3%	**96.5%**	- 0.8%
Days on Market Until Sale	26	**36**	+ 38.5%	39	**45**	+ 15.4%
Inventory of Homes for Sale	14	**9**	- 35.7%	—	—	—
Months Supply of Inventory	2.1	**1.4**	- 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.

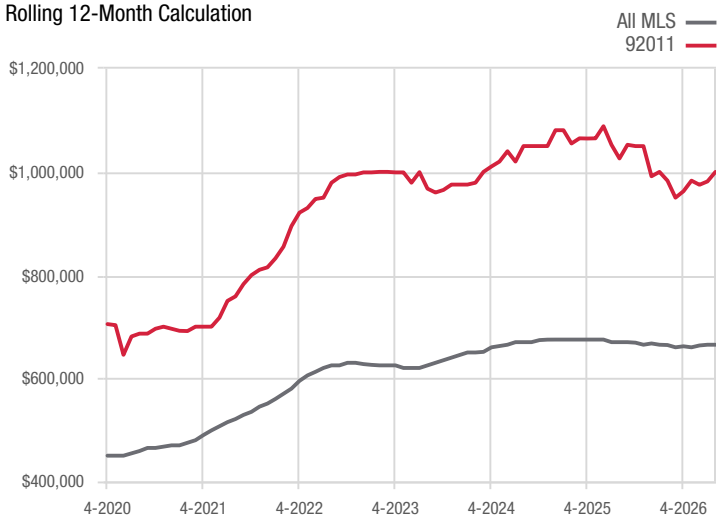
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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.