

92009

Carlsbad SE

Detached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	29	24	- 17.2%	280	288	+ 2.9%
Pending Sales	18	20	+ 11.1%	187	214	+ 14.4%
Closed Sales	15	18	+ 20.0%	179	207	+ 15.6%
Median Sales Price*	\$1,875,000	\$1,932,500	+ 3.1%	\$1,999,999	\$1,885,000	- 5.7%
Percent of Original List Price Received*	95.6%	97.9%	+ 2.4%	97.6%	98.1%	+ 0.5%
Days on Market Until Sale	47	39	- 17.0%	32	33	+ 3.1%
Inventory of Homes for Sale	64	33	- 48.4%	—	—	—
Months Supply of Inventory	2.8	1.4	- 50.0%	—	—	—

* 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	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	28	25	- 10.7%	245	268	+ 9.4%
Pending Sales	13	16	+ 23.1%	144	150	+ 4.2%
Closed Sales	22	23	+ 4.5%	145	148	+ 2.1%
Median Sales Price*	\$750,000	\$795,000	+ 6.0%	\$806,500	\$800,000	- 0.8%
Percent of Original List Price Received*	97.5%	95.9%	- 1.6%	97.9%	96.5%	- 1.4%
Days on Market Until Sale	38	46	+ 21.1%	38	44	+ 15.8%
Inventory of Homes for Sale	59	63	+ 6.8%	—	—	—
Months Supply of Inventory	3.8	3.6	- 5.3%	—	—	—

* 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.

