

Local Market Update for September 2026

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

92008

Carlsbad NW

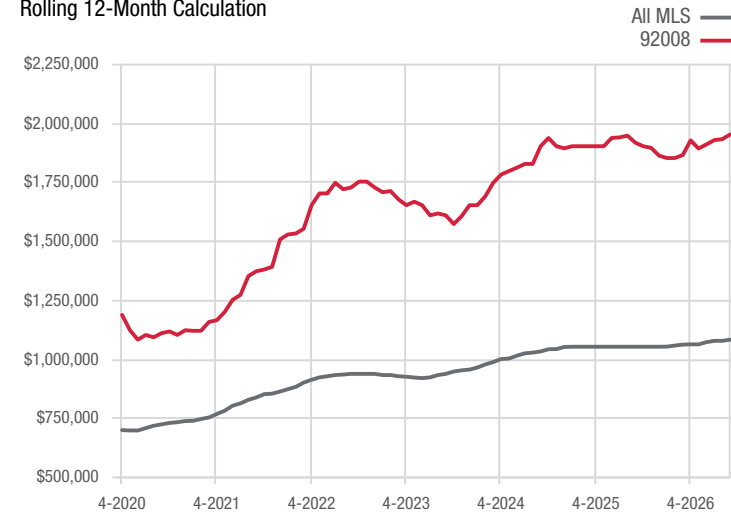
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	18	13	- 27.8%	245	172	- 29.8%
Pending Sales	16	4	- 75.0%	123	122	- 0.8%
Closed Sales	13	10	- 23.1%	117	126	+ 7.7%
Median Sales Price*	\$1,675,000	\$2,011,563	+ 20.1%	\$1,950,000	\$1,997,500	+ 2.4%
Percent of Original List Price Received*	99.0%	101.6%	+ 2.6%	96.7%	98.2%	+ 1.6%
Days on Market Until Sale	33	21	- 36.4%	41	41	0.0%
Inventory of Homes for Sale	53	31	- 41.5%	—	—	—
Months Supply of Inventory	4.2	2.3	- 45.2%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	13	16	+ 23.1%	181	181	0.0%
Pending Sales	8	11	+ 37.5%	89	117	+ 31.5%
Closed Sales	8	11	+ 37.5%	86	111	+ 29.1%
Median Sales Price*	\$1,137,900	\$1,600,000	+ 40.6%	\$1,153,480	\$1,140,000	- 1.2%
Percent of Original List Price Received*	98.9%	99.0%	+ 0.1%	96.5%	97.7%	+ 1.2%
Days on Market Until Sale	30	45	+ 50.0%	52	59	+ 13.5%
Inventory of Homes for Sale	57	35	- 38.6%	—	—	—
Months Supply of Inventory	5.9	2.8	- 52.5%	—	—	—

* 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.

Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

