

Local Market Update for September 2026

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

92009

Carlsbad SE

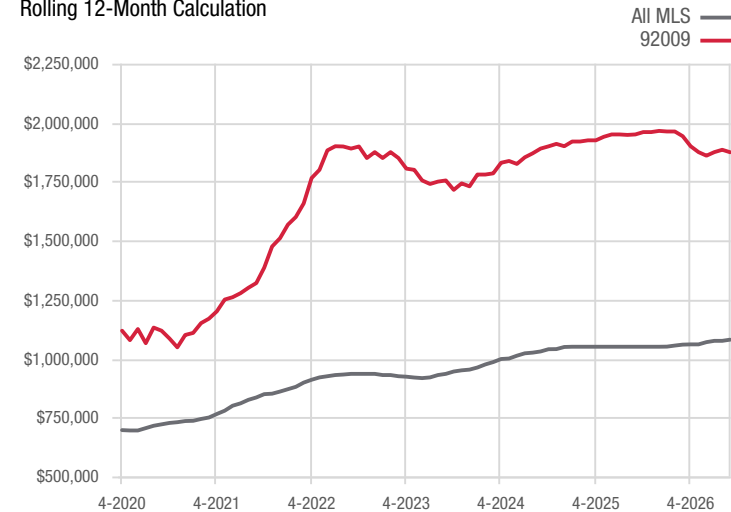
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	19	24	+ 26.3%	299	308	+ 3.0%
Pending Sales	23	16	- 30.4%	210	228	+ 8.6%
Closed Sales	23	22	- 4.3%	202	231	+ 14.4%
Median Sales Price*	\$2,085,000	\$1,862,000	- 10.7%	\$2,000,000	\$1,880,000	- 6.0%
Percent of Original List Price Received*	97.4%	97.3%	- 0.1%	97.6%	98.0%	+ 0.4%
Days on Market Until Sale	38	40	+ 5.3%	33	34	+ 3.0%
Inventory of Homes for Sale	43	36	- 16.3%	—	—	—
Months Supply of Inventory	1.9	1.5	- 21.1%	—	—	—

* 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	22	22	0.0%	270	286	+ 5.9%
Pending Sales	15	16	+ 6.7%	159	169	+ 6.3%
Closed Sales	12	15	+ 25.0%	157	163	+ 3.8%
Median Sales Price*	\$822,500	\$750,000	- 8.8%	\$809,000	\$790,000	- 2.3%
Percent of Original List Price Received*	95.9%	94.5%	- 1.5%	97.7%	96.3%	- 1.4%
Days on Market Until Sale	53	55	+ 3.8%	40	45	+ 12.5%
Inventory of Homes for Sale	59	58	- 1.7%	—	—	—
Months Supply of Inventory	3.8	3.2	- 15.8%	—	—	—

* 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

