

Local Market Update for September 2026

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

92011

Carlsbad SW

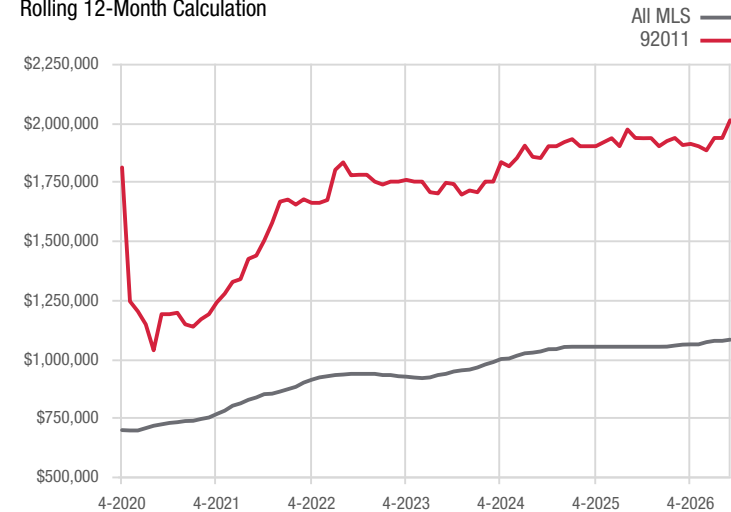
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	15	11	- 26.7%	146	134	- 8.2%
Pending Sales	13	11	- 15.4%	103	110	+ 6.8%
Closed Sales	11	9	- 18.2%	102	103	+ 1.0%
Median Sales Price*	\$1,770,000	\$2,200,000	+ 24.3%	\$1,900,000	\$2,050,000	+ 7.9%
Percent of Original List Price Received*	98.8%	96.4%	- 2.4%	98.8%	99.4%	+ 0.6%
Days on Market Until Sale	33	43	+ 30.3%	31	30	- 3.2%
Inventory of Homes for Sale	22	11	- 50.0%	—	—	—
Months Supply of Inventory	2.0	1.0	- 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	7	9	+ 28.6%	82	69	- 15.9%
Pending Sales	8	5	- 37.5%	62	61	- 1.6%
Closed Sales	9	6	- 33.3%	60	59	- 1.7%
Median Sales Price*	\$1,333,000	\$1,027,500	- 22.9%	\$1,027,000	\$980,000	- 4.6%
Percent of Original List Price Received*	96.4%	98.1%	+ 1.8%	97.2%	96.7%	- 0.5%
Days on Market Until Sale	30	37	+ 23.3%	38	44	+ 15.8%
Inventory of Homes for Sale	10	10	0.0%	—	—	—
Months Supply of Inventory	1.6	1.7	+ 6.3%	—	—	—

* 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

