Local Market Update for October 2026

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

92008

Carlsbad NW

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	13	**18**	+ 38.5%	257	**190**	- 26.1%
Pending Sales	20	**3**	- 85.0%	143	**125**	- 12.6%
Closed Sales	18	**4**	- 77.8%	135	**131**	- 3.0%
Median Sales Price*	$1,645,000	**$1,917,500**	+ 16.6%	$1,925,000	**$1,995,000**	+ 3.6%
Percent of Original List Price Received*	97.4%	**102.5%**	+ 5.2%	96.8%	**98.3%**	+ 1.5%
Days on Market Until Sale	50	**19**	- 62.0%	42	**40**	- 4.8%
Inventory of Homes for Sale	42	**40**	- 4.8%	—	—	—
Months Supply of Inventory	3.0	**3.4**	+ 13.3%	—	—	—

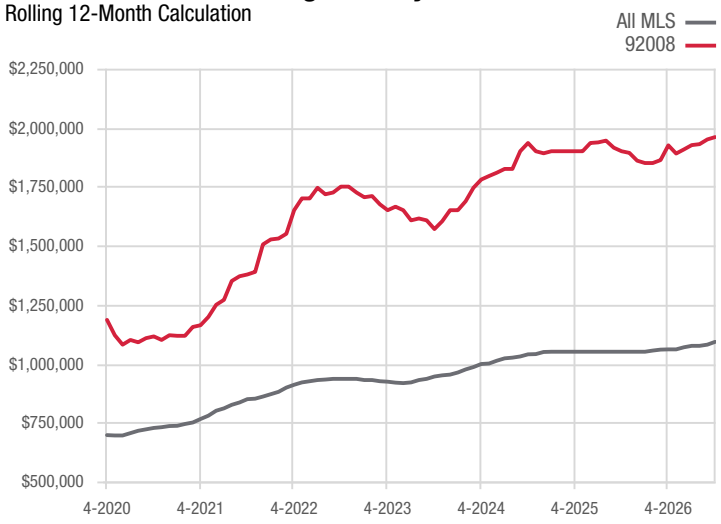
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	23	**17**	- 26.1%	203	**197**	- 3.0%
Pending Sales	19	**5**	- 73.7%	108	**121**	+ 12.0%
Closed Sales	11	**11**	0.0%	97	**123**	+ 26.8%
Median Sales Price*	$1,525,000	**$1,300,000**	- 14.8%	$1,199,900	**$1,170,000**	- 2.5%
Percent of Original List Price Received*	96.4%	**98.6%**	+ 2.3%	96.5%	**97.8%**	+ 1.3%
Days on Market Until Sale	65	**25**	- 61.5%	54	**56**	+ 3.7%
Inventory of Homes for Sale	48	**38**	- 20.8%	—	—	—
Months Supply of Inventory	4.8	**3.4**	- 29.2%	—	—	—

* 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.

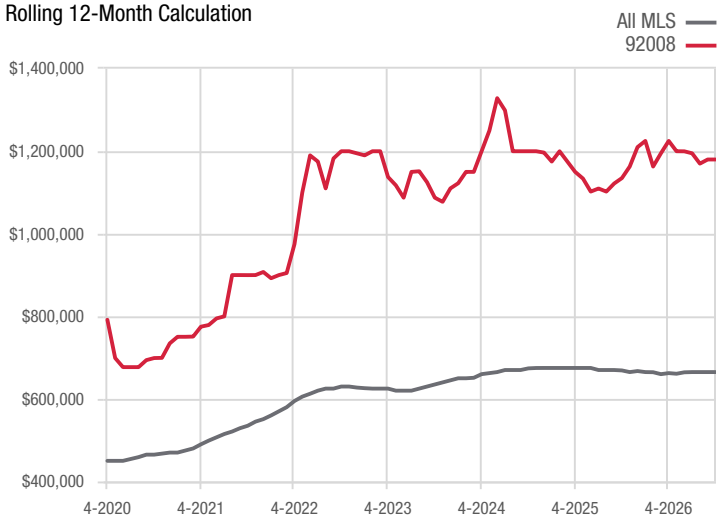
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

Current as of November 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.