Local Market Update for October 2026

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

92009

Carlsbad SE

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	30	**22**	- 26.7%	329	**328**	- 0.3%
Pending Sales	16	**17**	+ 6.3%	226	**247**	+ 9.3%
Closed Sales	20	**14**	- 30.0%	222	**246**	+ 10.8%
Median Sales Price*	$1,790,000	**$2,197,500**	+ 22.8%	$1,992,000	**$1,897,000**	- 4.8%
Percent of Original List Price Received*	96.1%	**99.7%**	+ 3.7%	97.4%	**98.1%**	+ 0.7%
Days on Market Until Sale	40	**26**	- 35.0%	34	**33**	- 2.9%
Inventory of Homes for Sale	47	**34**	- 27.7%	—	**—**	—
Months Supply of Inventory	2.1	**1.4**	- 33.3%	—	**—**	—

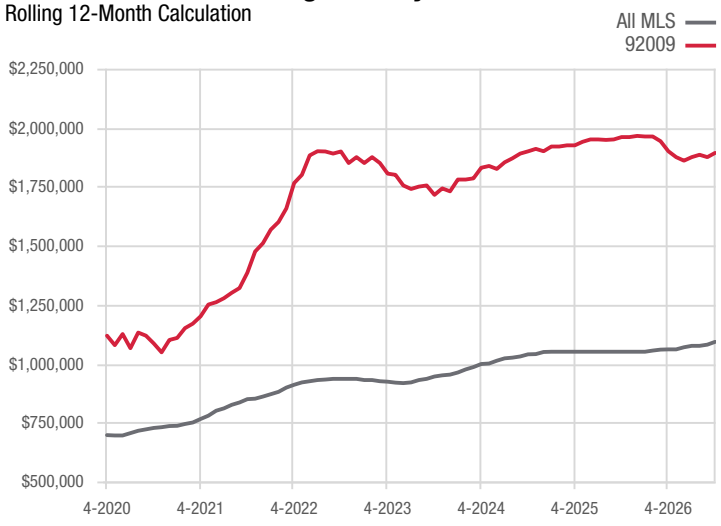
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	21	**21**	0.0%	290	**308**	+ 6.2%
Pending Sales	20	**15**	- 25.0%	179	**179**	0.0%
Closed Sales	13	**13**	0.0%	170	**176**	+ 3.5%
Median Sales Price*	$808,500	**$850,000**	+ 5.1%	$808,750	**$800,000**	- 1.1%
Percent of Original List Price Received*	97.0%	**95.5%**	- 1.5%	97.7%	**96.2%**	- 1.5%
Days on Market Until Sale	39	**57**	+ 46.2%	40	**45**	+ 12.5%
Inventory of Homes for Sale	47	**56**	+ 19.1%	—	**—**	—
Months Supply of Inventory	2.8	**3.3**	+ 17.9%	—	**—**	—

* 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.

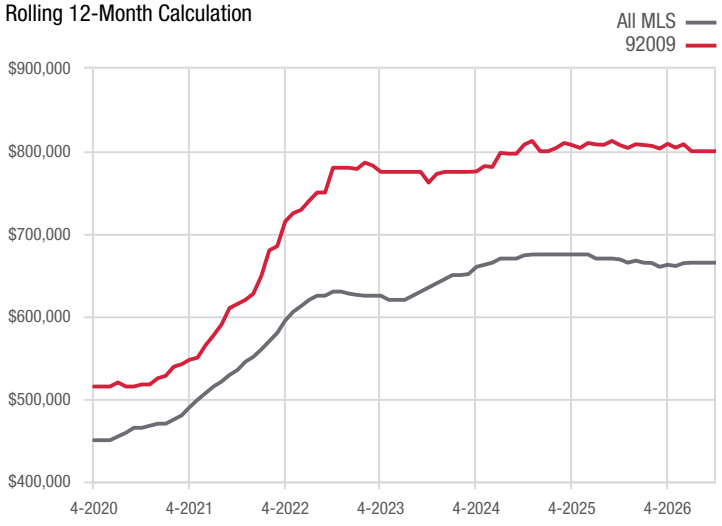
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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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.