Local Market Update for October 2026

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

92010

Carlsbad NE

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	12	**11**	- 8.3%	90	**103**	+ 14.4%
Pending Sales	9	**5**	- 44.4%	69	**75**	+ 8.7%
Closed Sales	3	**6**	+ 100.0%	63	**77**	+ 22.2%
Median Sales Price*	$1,450,000	**$1,387,500**	- 4.3%	$1,490,000	**$1,575,000**	+ 5.7%
Percent of Original List Price Received*	98.2%	**97.8%**	- 0.4%	97.6%	**98.9%**	+ 1.3%
Days on Market Until Sale	28	**50**	+ 78.6%	38	**33**	- 13.2%
Inventory of Homes for Sale	14	**14**	0.0%	—	—	—
Months Supply of Inventory	2.2	**2.0**	- 9.1%	—	—	—

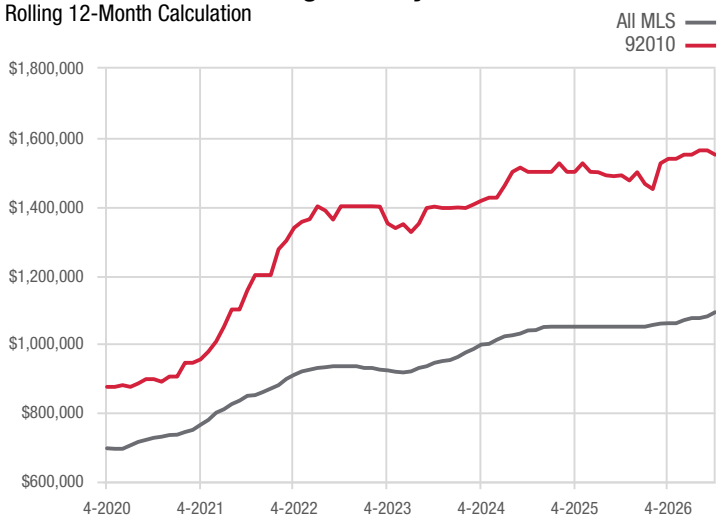
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	6	**8**	+ 33.3%	64	**93**	+ 45.3%
Pending Sales	5	**5**	0.0%	47	**56**	+ 19.1%
Closed Sales	2	**6**	+ 200.0%	48	**53**	+ 10.4%
Median Sales Price*	$774,000	**$857,500**	+ 10.8%	$837,500	**$890,000**	+ 6.3%
Percent of Original List Price Received*	99.9%	**96.8%**	- 3.1%	99.8%	**97.5%**	- 2.3%
Days on Market Until Sale	22	**29**	+ 31.8%	28	**34**	+ 21.4%
Inventory of Homes for Sale	7	**12**	+ 71.4%	—	—	—
Months Supply of Inventory	1.5	**2.3**	+ 53.3%	—	—	—

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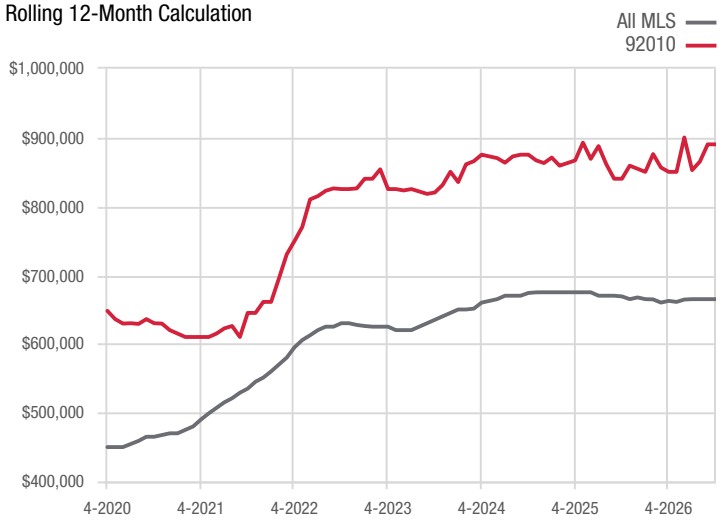
Median Sales Price - Single Family

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.