Local Market Update for October 2026

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

92011

Carlsbad SW

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	8	**12**	+ 50.0%	154	**147**	- 4.5%
Pending Sales	13	**5**	- 61.5%	116	**117**	+ 0.9%
Closed Sales	12	**12**	0.0%	114	**115**	+ 0.9%
Median Sales Price*	$1,794,000	**$1,992,488**	+ 11.1%	$1,882,500	**$2,041,975**	+ 8.5%
Percent of Original List Price Received*	98.8%	**100.8%**	+ 2.0%	98.8%	**99.6%**	+ 0.8%
Days on Market Until Sale	30	**23**	- 23.3%	31	**29**	- 6.5%
Inventory of Homes for Sale	13	**14**	+ 7.7%	—	**—**	—
Months Supply of Inventory	1.1	**1.3**	+ 18.2%	—	**—**	—

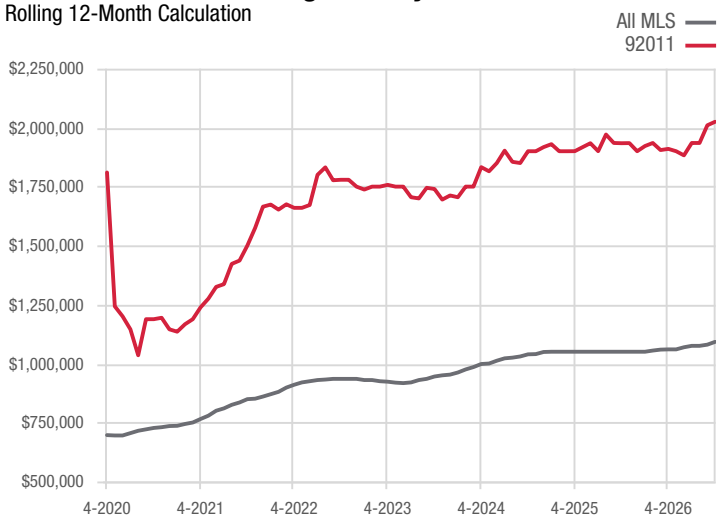
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	5	**12**	+ 140.0%	87	**80**	- 8.0%
Pending Sales	6	**8**	+ 33.3%	68	**68**	0.0%
Closed Sales	6	**5**	- 16.7%	66	**64**	- 3.0%
Median Sales Price*	$937,500	**$985,000**	+ 5.1%	$1,000,000	**$982,500**	- 1.8%
Percent of Original List Price Received*	95.1%	**100.3%**	+ 5.5%	97.0%	**97.0%**	0.0%
Days on Market Until Sale	54	**15**	- 72.2%	39	**42**	+ 7.7%
Inventory of Homes for Sale	8	**11**	+ 37.5%	—	**—**	—
Months Supply of Inventory	1.2	**1.8**	+ 50.0%	—	**—**	—

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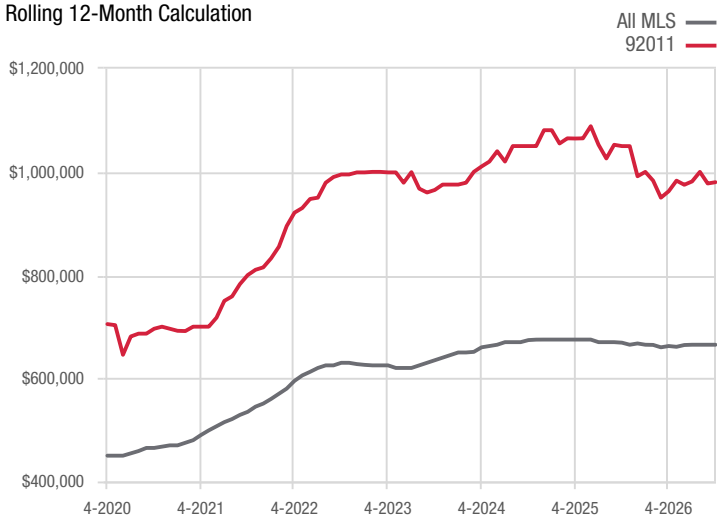
Median Sales Price - Single Family

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.