

Local Market Update for September 2025

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

92008

Carlsbad NW

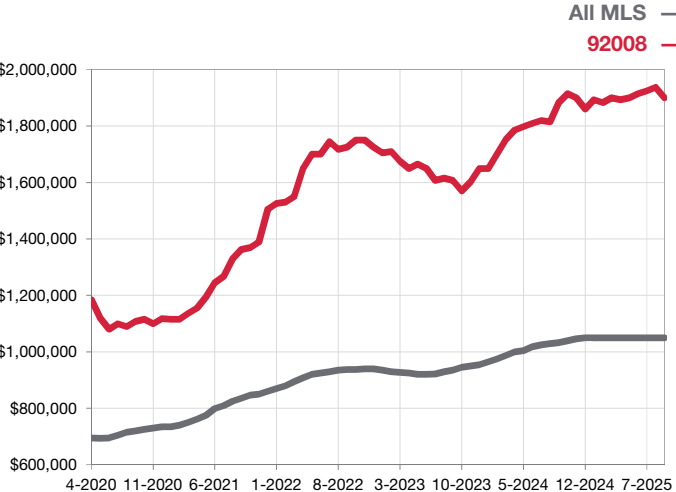
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	18	18	0.0%	150	242	+ 61.3%
Pending Sales	11	16	+ 45.5%	116	124	+ 6.9%
Closed Sales	16	13	- 18.8%	114	118	+ 3.5%
Median Sales Price*	\$1,997,500	\$1,675,000	- 16.1%	\$1,891,250	\$1,942,500	+ 2.7%
Percent of Original List Price Received*	94.3%	99.0%	+ 5.0%	98.1%	96.8%	- 1.3%
Days on Market Until Sale	54	33	- 38.9%	32	40	+ 25.0%
Inventory of Homes for Sale	40	50	+ 25.0%	--	--	--
Months Supply of Inventory	3.5	3.9	+ 11.4%	--	--	--

* 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	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	9	11	+ 22.2%	127	178	+ 40.2%
Pending Sales	10	9	- 10.0%	98	92	- 6.1%
Closed Sales	7	8	+ 14.3%	94	88	- 6.4%
Median Sales Price*	\$955,000	\$1,137,900	+ 19.2%	\$1,225,000	\$1,181,558	- 3.5%
Percent of Original List Price Received*	96.6%	98.9%	+ 2.4%	96.7%	96.3%	- 0.4%
Days on Market Until Sale	28	30	+ 7.1%	37	54	+ 45.9%
Inventory of Homes for Sale	36	50	+ 38.9%	--	--	--
Months Supply of Inventory	3.8	5.1	+ 34.2%	--	--	--

* 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

