

Local Market Update for July 2025

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

92008

Carlsbad NW

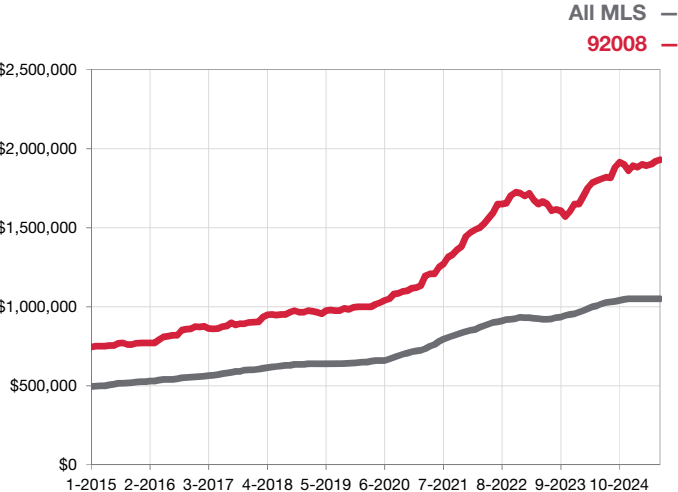
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	27	29	+ 7.4%	144	202	+ 40.3%
Pending Sales	9	9	0.0%	91	93	+ 2.2%
Closed Sales	14	12	- 14.3%	88	93	+ 5.7%
Median Sales Price*	\$1,805,000	\$1,675,000	- 7.2%	\$1,850,000	\$1,950,000	+ 5.4%
Percent of Original List Price Received*	92.9%	95.3%	+ 2.6%	99.3%	96.8%	- 2.5%
Days on Market Until Sale	40	54	+ 35.0%	29	42	+ 44.8%
Inventory of Homes for Sale	39	60	+ 53.8%	--	--	--
Months Supply of Inventory	3.4	4.8	+ 41.2%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	14	16	+ 14.3%	133	136	+ 2.3%
Pending Sales	16	12	- 25.0%	78	72	- 7.7%
Closed Sales	12	9	- 25.0%	72	67	- 6.9%
Median Sales Price*	\$1,095,700	\$1,622,500	+ 48.1%	\$1,483,000	\$1,181,558	- 20.3%
Percent of Original List Price Received*	97.9%	98.1%	+ 0.2%	97.1%	96.4%	- 0.7%
Days on Market Until Sale	41	30	- 26.8%	36	55	+ 52.8%
Inventory of Homes for Sale	45	50	+ 11.1%	--	--	--
Months Supply of Inventory	4.8	5.1	+ 6.3%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

