

Local Market Update for March 2025

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

92008

Carlsbad NW

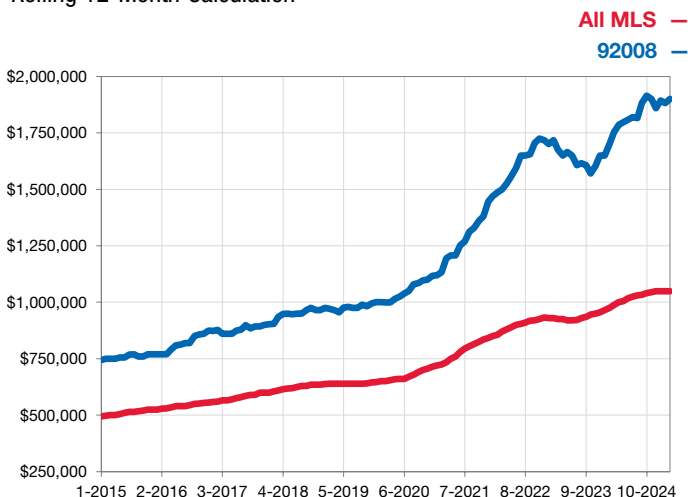
Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	18	23	+ 27.8%	54	85	+ 57.4%
Pending Sales	12	9	- 25.0%	41	41	0.0%
Closed Sales	13	15	+ 15.4%	31	43	+ 38.7%
Median Sales Price*	\$1,770,000	\$1,900,000	+ 7.3%	\$1,935,000	\$1,977,000	+ 2.2%
Percent of Original List Price Received*	101.4%	99.2%	- 2.2%	102.3%	97.5%	- 4.7%
Days on Market Until Sale	25	22	- 12.0%	22	38	+ 72.7%
Inventory of Homes for Sale	24	49	+ 104.2%	--	--	--
Months Supply of Inventory	2.1	4.0	+ 90.5%	--	--	--

* 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.

Townhouse-Condo	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	23	20	- 13.0%	43	51	+ 18.6%
Pending Sales	12	19	+ 58.3%	27	37	+ 37.0%
Closed Sales	11	9	- 18.2%	19	24	+ 26.3%
Median Sales Price*	\$1,250,000	\$1,058,400	- 15.3%	\$1,350,000	\$1,181,558	- 12.5%
Percent of Original List Price Received*	94.6%	94.3%	- 0.3%	94.0%	95.9%	+ 2.0%
Days on Market Until Sale	52	117	+ 125.0%	54	91	+ 68.5%
Inventory of Homes for Sale	26	33	+ 26.9%	--	--	--
Months Supply of Inventory	3.3	3.0	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

