

Local Market Update for March 2026

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

92008

Carlsbad NW

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	25	27	+ 8.0%	85	59	- 30.6%
Pending Sales	11	13	+ 18.2%	40	40	0.0%
Closed Sales	13	12	- 7.7%	40	37	- 7.5%
Median Sales Price*	\$1,900,000	\$2,010,500	+ 5.8%	\$2,003,500	\$2,021,000	+ 0.9%
Percent of Original List Price Received*	99.1%	99.8%	+ 0.7%	97.3%	98.4%	+ 1.1%
Days on Market Until Sale	24	21	- 12.5%	40	33	- 17.5%
Inventory of Homes for Sale	49	32	- 34.7%	—	—	—
Months Supply of Inventory	4.1	2.4	- 41.5%	—	—	—

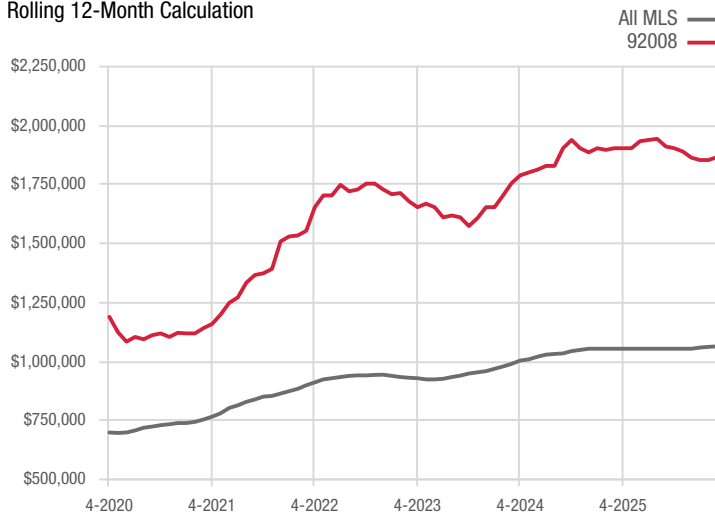
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	21	21	0.0%	52	59	+ 13.5%
Pending Sales	19	15	- 21.1%	36	40	+ 11.1%
Closed Sales	10	11	+ 10.0%	25	29	+ 16.0%
Median Sales Price*	\$1,061,448	\$1,370,000	+ 29.1%	\$1,199,900	\$1,170,000	- 2.5%
Percent of Original List Price Received*	93.0%	98.4%	+ 5.8%	95.3%	98.5%	+ 3.4%
Days on Market Until Sale	129	90	- 30.2%	97	56	- 42.3%
Inventory of Homes for Sale	36	37	+ 2.8%	—	—	—
Months Supply of Inventory	3.3	3.5	+ 6.1%	—	—	—

* 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

