

92008

Carlsbad NW

Detached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	25	19	- 24.0%	225	160	- 28.9%
Pending Sales	17	9	- 47.1%	107	117	+ 9.3%
Closed Sales	15	12	- 20.0%	104	116	+ 11.5%
Median Sales Price*	\$1,960,000	\$2,159,000	+ 10.2%	\$1,955,000	\$1,997,500	+ 2.2%
Percent of Original List Price Received*	95.2%	93.9%	- 1.4%	96.5%	97.9%	+ 1.5%
Days on Market Until Sale	29	68	+ 134.5%	42	42	0.0%
Inventory of Homes for Sale	57	25	- 56.1%	—	—	—
Months Supply of Inventory	4.6	1.8	- 60.9%	—	—	—

* 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	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	29	17	- 41.4%	168	172	+ 2.4%
Pending Sales	9	12	+ 33.3%	81	106	+ 30.9%
Closed Sales	10	12	+ 20.0%	78	100	+ 28.2%
Median Sales Price*	\$1,862,000	\$1,100,120	- 40.9%	\$1,163,215	\$1,121,806	- 3.6%
Percent of Original List Price Received*	94.2%	97.4%	+ 3.4%	96.2%	97.6%	+ 1.5%
Days on Market Until Sale	38	46	+ 21.1%	54	61	+ 13.0%
Inventory of Homes for Sale	61	34	- 44.3%	—	—	—
Months Supply of Inventory	6.3	2.8	- 55.6%	—	—	—

* 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.

