

Local Market Update for February 2026

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

92008

Carlsbad NW

Detached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	28	12	- 57.1%	60	31	- 48.3%
Pending Sales	12	16	+ 33.3%	29	27	- 6.9%
Closed Sales	16	14	- 12.5%	27	24	- 11.1%
Median Sales Price*	\$2,003,500	\$2,112,500	+ 5.4%	\$2,030,000	\$2,015,000	- 0.7%
Percent of Original List Price Received*	97.0%	96.9%	- 0.1%	96.5%	97.3%	+ 0.8%
Days on Market Until Sale	44	35	- 20.5%	48	41	- 14.6%
Inventory of Homes for Sale	47	23	- 51.1%	—	—	—
Months Supply of Inventory	3.9	1.7	- 56.4%	—	—	—

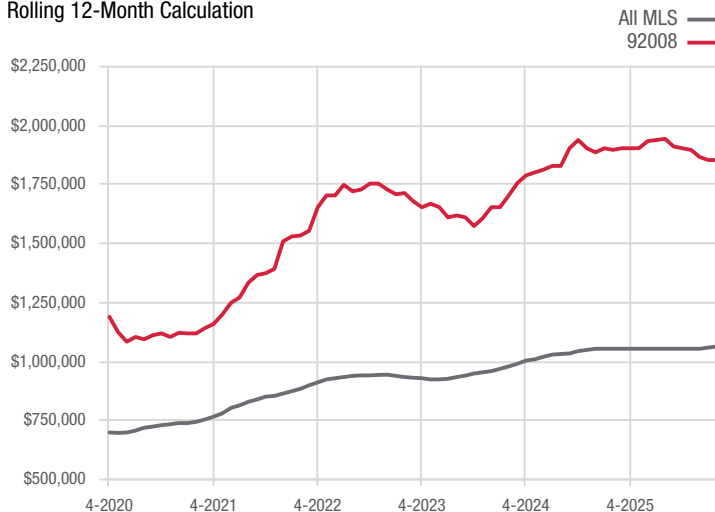
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	19	17	- 10.5%	31	34	+ 9.7%
Pending Sales	8	13	+ 62.5%	17	24	+ 41.2%
Closed Sales	12	12	0.0%	15	18	+ 20.0%
Median Sales Price*	\$1,271,500	\$1,067,680	- 16.0%	\$1,220,000	\$1,128,112	- 7.5%
Percent of Original List Price Received*	96.9%	98.6%	+ 1.8%	96.9%	98.6%	+ 1.8%
Days on Market Until Sale	86	39	- 54.7%	75	36	- 52.0%
Inventory of Homes for Sale	38	34	- 10.5%	—	—	—
Months Supply of Inventory	3.6	3.1	- 13.9%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

