

# Local Market Update for April 2026

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

## 92008

Carlsbad NW

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	23	<b>23</b>	0.0%	108	<b>83</b>	- 23.1%
Pending Sales	15	<b>12</b>	- 20.0%	55	<b>52</b>	- 5.5%
Closed Sales	10	<b>15</b>	+ 50.0%	50	<b>52</b>	+ 4.0%
Median Sales Price*	\$1,877,500	<b>\$2,185,000</b>	+ 16.4%	\$1,942,500	<b>\$2,075,000</b>	+ 6.8%
Percent of Original List Price Received*	96.8%	<b>98.4%</b>	+ 1.7%	97.2%	<b>98.4%</b>	+ 1.2%
Days on Market Until Sale	34	<b>68</b>	+ 100.0%	39	<b>43</b>	+ 10.3%
Inventory of Homes for Sale	44	<b>38</b>	- 13.6%	—	—	—
Months Supply of Inventory	3.6	<b>2.9</b>	- 19.4%	—	—	—

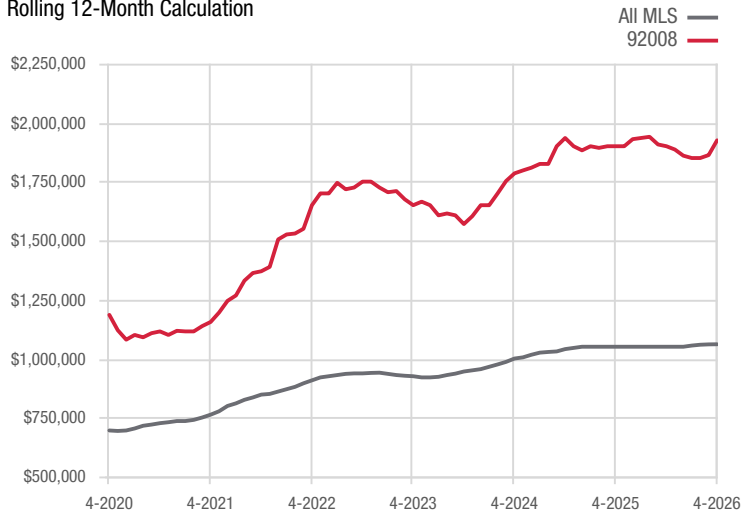
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	15	<b>26</b>	+ 73.3%	67	<b>88</b>	+ 31.3%
Pending Sales	4	<b>13</b>	+ 225.0%	40	<b>54</b>	+ 35.0%
Closed Sales	15	<b>18</b>	+ 20.0%	40	<b>47</b>	+ 17.5%
Median Sales Price*	\$970,000	<b>\$1,156,000</b>	+ 19.2%	\$1,100,000	<b>\$1,170,000</b>	+ 6.4%
Percent of Original List Price Received*	96.6%	<b>97.8%</b>	+ 1.2%	95.8%	<b>98.2%</b>	+ 2.5%
Days on Market Until Sale	48	<b>70</b>	+ 45.8%	78	<b>62</b>	- 20.5%
Inventory of Homes for Sale	40	<b>44</b>	+ 10.0%	—	—	—
Months Supply of Inventory	3.8	<b>3.8</b>	0.0%	—	—	—

\* 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

