

Local Market Update for April 2025

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

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Carlsbad SE

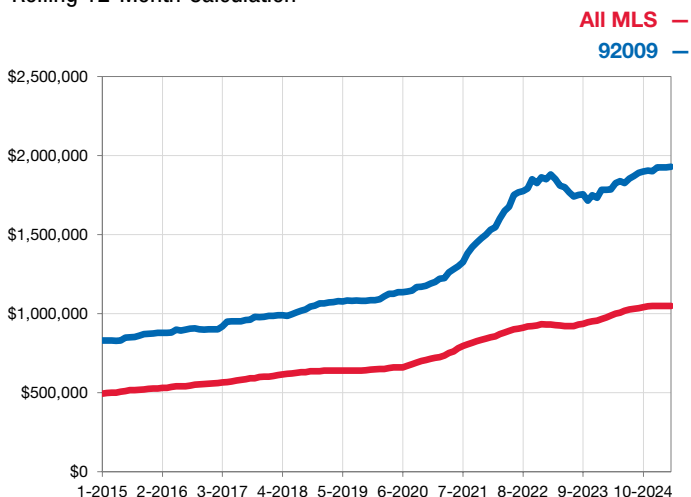
| Detached | April | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 4-2024 | Thru 4-2025 | Percent Change |
| New Listings | 51 | 40 | - 21.6% | 158 | 142 | - 10.1% |
| Pending Sales | 36 | 28 | - 22.2% | 107 | 98 | - 8.4% |
| Closed Sales | 32 | 28 | - 12.5% | 94 | 80 | - 14.9% |
| Median Sales Price* | \$1,987,500 | \$2,215,000 | + 11.4% | \$1,925,000 | \$2,010,000 | + 4.4% |
| Percent of Original List Price Received* | 100.4% | 97.0% | - 3.4% | 99.7% | 98.1% | - 1.6% |
| Days on Market Until Sale | 27 | 33 | + 22.2% | 31 | 34 | + 9.7% |
| Inventory of Homes for Sale | 54 | 52 | - 3.7% | -- | -- | -- |
| Months Supply of Inventory | 2.5 | 2.1 | - 16.0% | -- | -- | -- |

* 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.

| Attached | April | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 4-2024 | Thru 4-2025 | Percent Change |
| New Listings | 26 | 21 | - 19.2% | 84 | 115 | + 36.9% |
| Pending Sales | 19 | 13 | - 31.6% | 73 | 68 | - 6.8% |
| Closed Sales | 18 | 21 | + 16.7% | 63 | 68 | + 7.9% |
| Median Sales Price* | \$808,250 | \$699,000 | - 13.5% | \$780,900 | \$802,500 | + 2.8% |
| Percent of Original List Price Received* | 99.2% | 99.8% | + 0.6% | 100.6% | 98.5% | - 2.1% |
| Days on Market Until Sale | 33 | 33 | 0.0% | 37 | 39 | + 5.4% |
| Inventory of Homes for Sale | 33 | 49 | + 48.5% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 3.3 | + 57.1% | -- | -- | -- |

* 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

