

# Local Market Update for June 2025

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

## 92009

Carlsbad SE

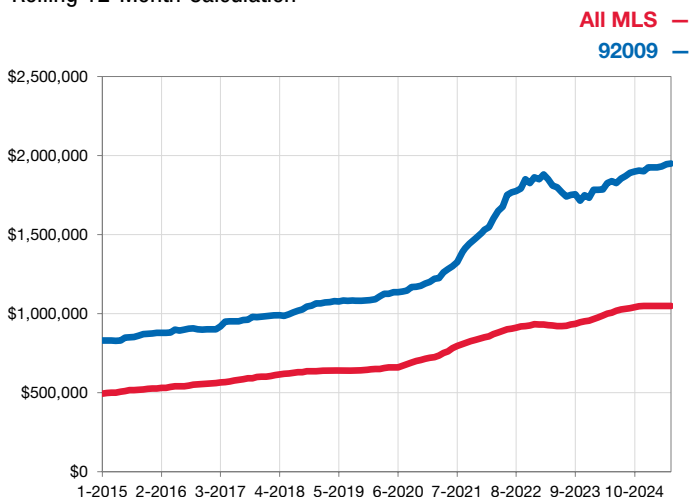
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	39	36	- 7.7%	230	219	- 4.8%
Pending Sales	24	27	+ 12.5%	161	159	- 1.2%
Closed Sales	17	32	+ 88.2%	152	148	- 2.6%
Median Sales Price*	\$1,710,000	\$2,010,000	+ 17.5%	\$1,915,000	\$2,000,000	+ 4.4%
Percent of Original List Price Received*	100.4%	97.3%	- 3.1%	99.8%	97.8%	- 2.0%
Days on Market Until Sale	32	28	- 12.5%	30	31	+ 3.3%
Inventory of Homes for Sale	64	53	- 17.2%	--	--	--
Months Supply of Inventory	2.9	2.1	- 27.6%	--	--	--

\* 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.

Attached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	27	25	- 7.4%	138	187	+ 35.5%
Pending Sales	14	15	+ 7.1%	111	110	- 0.9%
Closed Sales	18	26	+ 44.4%	105	107	+ 1.9%
Median Sales Price*	\$771,500	\$816,000	+ 5.8%	\$798,000	\$806,500	+ 1.1%
Percent of Original List Price Received*	99.6%	98.1%	- 1.5%	100.3%	98.3%	- 2.0%
Days on Market Until Sale	55	32	- 41.8%	41	37	- 9.8%
Inventory of Homes for Sale	43	57	+ 32.6%	--	--	--
Months Supply of Inventory	2.7	3.7	+ 37.0%	--	--	--

\* 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

