

Local Market Update for August 2025

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

92009

Carlsbad SE

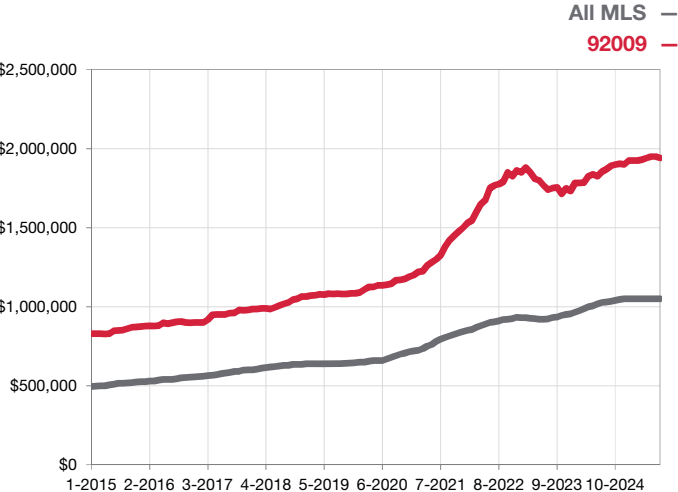
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	27	27	0.0%	289	285	- 1.4%
Pending Sales	22	16	- 27.3%	210	188	- 10.5%
Closed Sales	26	16	- 38.5%	206	182	- 11.7%
Median Sales Price*	\$2,031,750	\$1,887,500	- 7.1%	\$1,940,000	\$1,995,000	+ 2.8%
Percent of Original List Price Received*	95.1%	95.3%	+ 0.2%	99.0%	97.6%	- 1.4%
Days on Market Until Sale	42	49	+ 16.7%	31	32	+ 3.2%
Inventory of Homes for Sale	51	63	+ 23.5%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--

* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	28	24	- 14.3%	185	244	+ 31.9%
Pending Sales	11	13	+ 18.2%	142	145	+ 2.1%
Closed Sales	16	21	+ 31.3%	139	145	+ 4.3%
Median Sales Price*	\$730,000	\$729,500	- 0.1%	\$799,000	\$805,750	+ 0.8%
Percent of Original List Price Received*	95.2%	97.2%	+ 2.1%	99.4%	97.7%	- 1.7%
Days on Market Until Sale	42	39	- 7.1%	43	39	- 9.3%
Inventory of Homes for Sale	45	56	+ 24.4%	--	--	--
Months Supply of Inventory	2.8	3.6	+ 28.6%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

