

# Local Market Update for April 2026

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

## 92009

Carlsbad SE

| Detached<br>Key Metrics                  | April       |             |          | Year to Date |             |          |
|--|-------------|-------------|----------|--------------|-------------|----------|
|  | 2025        | 2026        | % Change | Thru 4-2025  | Thru 4-2026 | % Change |
| New Listings                             | 42          | 44          | + 4.8%   | 143          | 156         | + 9.1%   |
| Pending Sales                            | 27          | 37          | + 37.0%  | 96           | 97          | + 1.0%   |
| Closed Sales                             | 27          | 21          | - 22.2%  | 79           | 79          | 0.0%     |
| Median Sales Price*                      | \$2,200,000 | \$1,747,000 | - 20.6%  | \$1,999,999  | \$1,820,000 | - 9.0%   |
| Percent of Original List Price Received* | 96.8%       | 99.4%       | + 2.7%   | 98.1%        | 98.7%       | + 0.6%   |
| Days on Market Until Sale                | 33          | 18          | - 45.5%  | 34           | 31          | - 8.8%   |
| Inventory of Homes for Sale              | 58          | 61          | + 5.2%   | —            | —           | —        |
| Months Supply of Inventory               | 2.4         | 2.7         | + 12.5%  | —            | —           | —        |

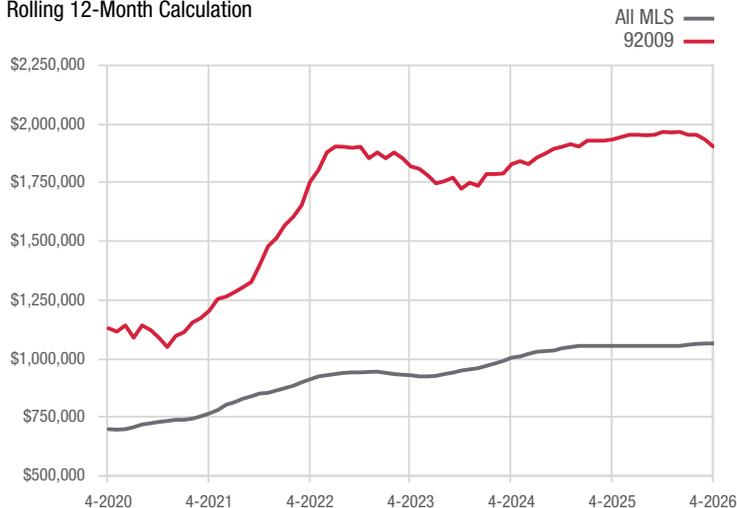
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached<br>Key Metrics                  | April     |           |          | Year to Date |             |          |
|--|-----------|-----------|----------|--------------|-------------|----------|
|  | 2025      | 2026      | % Change | Thru 4-2025  | Thru 4-2026 | % Change |
| New Listings                             | 26        | 24        | - 7.7%   | 118          | 126         | + 6.8%   |
| Pending Sales                            | 16        | 18        | + 12.5%  | 70           | 74          | + 5.7%   |
| Closed Sales                             | 21        | 24        | + 14.3%  | 68           | 72          | + 5.9%   |
| Median Sales Price*                      | \$699,000 | \$837,500 | + 19.8%  | \$802,500    | \$812,500   | + 1.2%   |
| Percent of Original List Price Received* | 99.8%     | 94.0%     | - 5.8%   | 98.5%        | 96.2%       | - 2.3%   |
| Days on Market Until Sale                | 33        | 40        | + 21.2%  | 39           | 44          | + 12.8%  |
| Inventory of Homes for Sale              | 52        | 55        | + 5.8%   | —            | —           | —        |
| Months Supply of Inventory               | 3.4       | 3.1       | - 8.8%   | —            | —           | —        |

\* 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

