

Local Market Update for December 2025

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

92009

Carlsbad SE

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		9	13	+ 44.4%	368	369	+ 0.3%
Pending Sales		16	20	+ 25.0%	302	265	- 12.3%
Closed Sales		30	22	- 26.7%	307	259	- 15.6%
Median Sales Price*		\$1,775,000	\$1,756,250	- 1.1%	\$1,900,000	\$1,965,000	+ 3.4%
Percent of Original List Price Received*		97.3%	93.7%	- 3.7%	98.4%	97.1%	- 1.3%
Days on Market Until Sale		42	49	+ 16.7%	35	36	+ 2.9%
Inventory of Homes for Sale		33	26	- 21.2%	--	--	--
Months Supply of Inventory		1.3	1.2	- 7.7%	--	--	--

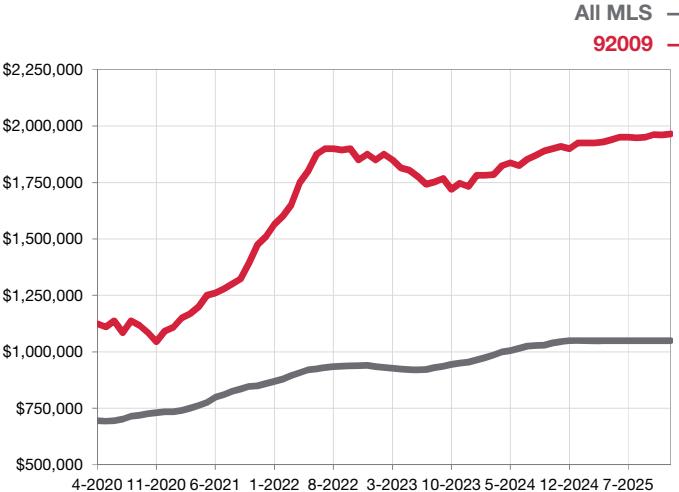
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		17	9	- 47.1%	231	317	+ 37.2%
Pending Sales		12	10	- 16.7%	184	201	+ 9.2%
Closed Sales		9	15	+ 66.7%	179	204	+ 14.0%
Median Sales Price*		\$725,000	\$765,000	+ 5.5%	\$800,000	\$807,500	+ 0.9%
Percent of Original List Price Received*		96.5%	98.2%	+ 1.8%	99.0%	97.5%	- 1.5%
Days on Market Until Sale		32	35	+ 9.4%	42	43	+ 2.4%
Inventory of Homes for Sale		35	33	- 5.7%	--	--	--
Months Supply of Inventory		2.3	2.0	- 13.0%	--	--	--

* 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

