

Local Market Update for March 2026

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

92010

Carlsbad NE

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	14	7	- 50.0%	26	32	+ 23.1%
Pending Sales	9	8	- 11.1%	18	27	+ 50.0%
Closed Sales	8	13	+ 62.5%	18	23	+ 27.8%
Median Sales Price*	\$1,450,000	\$1,860,000	+ 28.3%	\$1,525,000	\$1,630,000	+ 6.9%
Percent of Original List Price Received*	94.9%	100.8%	+ 6.2%	95.8%	99.7%	+ 4.1%
Days on Market Until Sale	34	18	- 47.1%	46	43	- 6.5%
Inventory of Homes for Sale	14	8	- 42.9%	—	—	—
Months Supply of Inventory	2.1	1.1	- 47.6%	—	—	—

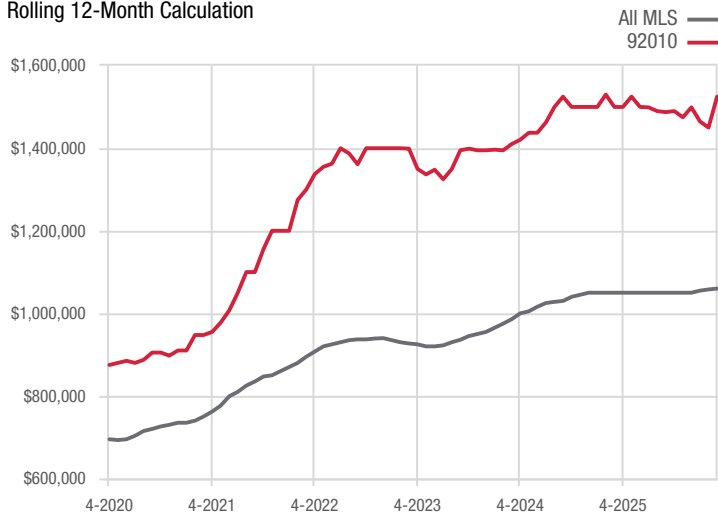
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	6	6	0.0%	14	22	+ 57.1%
Pending Sales	3	1	- 66.7%	14	7	- 50.0%
Closed Sales	4	6	+ 50.0%	15	9	- 40.0%
Median Sales Price*	\$1,025,000	\$1,035,000	+ 1.0%	\$859,000	\$995,000	+ 15.8%
Percent of Original List Price Received*	101.2%	100.4%	- 0.8%	99.1%	99.7%	+ 0.6%
Days on Market Until Sale	22	24	+ 9.1%	32	32	0.0%
Inventory of Homes for Sale	6	13	+ 116.7%	—	—	—
Months Supply of Inventory	1.2	3.4	+ 183.3%	—	—	—

* 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

