

# Local Market Update for January 2026

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

92010

Carlsbad NE

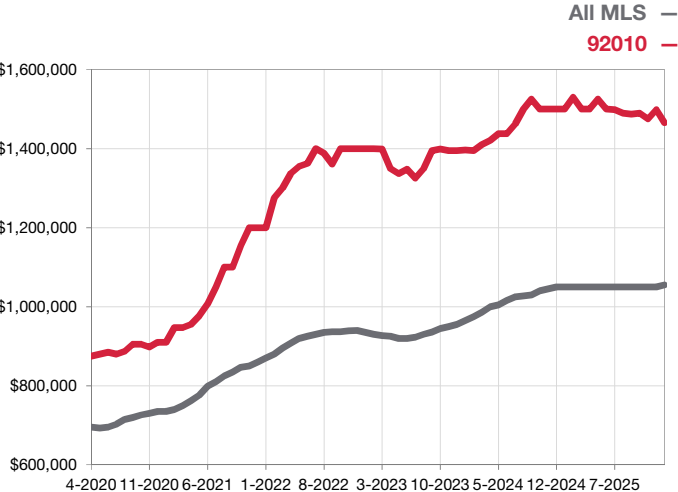
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	6	12	+ 100.0%	6	12	+ 100.0%
Pending Sales	4	4	0.0%	4	4	0.0%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$1,575,000	\$1,186,000	- 24.7%	\$1,575,000	\$1,186,000	- 24.7%
Percent of Original List Price Received*	97.5%	94.9%	- 2.7%	97.5%	94.9%	- 2.7%
Days on Market Until Sale	37	33	- 10.8%	37	33	- 10.8%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

\* 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	5	4	- 20.0%	5	4	- 20.0%
Pending Sales	5	1	- 80.0%	5	1	- 80.0%
Closed Sales	6	3	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$887,500	\$770,000	- 13.2%	\$887,500	\$770,000	- 13.2%
Percent of Original List Price Received*	99.5%	98.5%	- 1.0%	99.5%	98.5%	- 1.0%
Days on Market Until Sale	11	47	+ 327.3%	11	47	+ 327.3%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

\* 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

