

# Local Market Update for May 2025

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

## 92010

Carlsbad NE

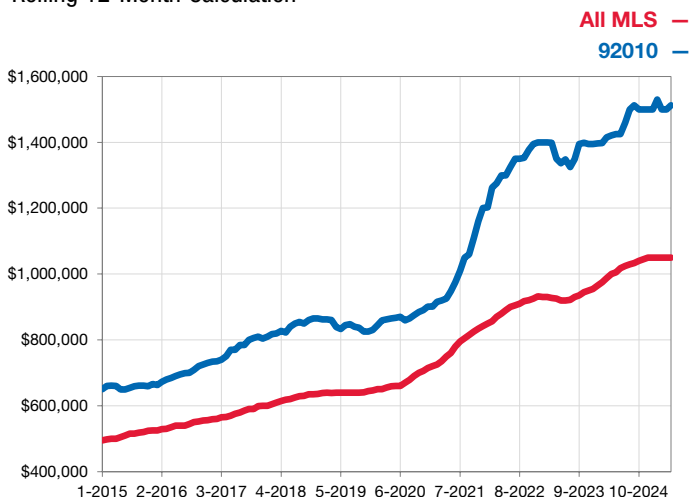
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	13	5	- 61.5%	42	38	- 9.5%
Pending Sales	7	10	+ 42.9%	33	34	+ 3.0%
Closed Sales	5	5	0.0%	34	30	- 11.8%
Median Sales Price*	\$1,310,000	\$1,525,000	+ 16.4%	\$1,435,500	\$1,494,500	+ 4.1%
Percent of Original List Price Received*	105.2%	99.3%	- 5.6%	103.3%	96.9%	- 6.2%
Days on Market Until Sale	10	24	+ 140.0%	35	40	+ 14.3%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	1.7	0.9	- 47.1%	--	--	--

\* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	6	4	- 33.3%	27	29	+ 7.4%
Pending Sales	4	3	- 25.0%	21	27	+ 28.6%
Closed Sales	2	11	+ 450.0%	22	31	+ 40.9%
Median Sales Price*	\$848,345	\$940,000	+ 10.8%	\$863,345	\$915,000	+ 6.0%
Percent of Original List Price Received*	99.3%	99.9%	+ 0.6%	101.0%	99.2%	- 1.8%
Days on Market Until Sale	14	21	+ 50.0%	23	27	+ 17.4%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--

\* 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

