

Local Market Update for September 2025

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

92010

Carlsbad NE

Detached	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
Key Metrics						
New Listings	9	9	0.0%	75	77	+ 2.7%
Pending Sales	9	5	- 44.4%	68	59	- 13.2%
Closed Sales	7	6	- 14.3%	66	60	- 9.1%
Median Sales Price*	\$1,675,200	\$1,697,500	+ 1.3%	\$1,500,000	\$1,499,500	- 0.0%
Percent of Original List Price Received*	98.1%	99.6%	+ 1.5%	101.2%	97.6%	- 3.6%
Days on Market Until Sale	31	62	+ 100.0%	29	38	+ 31.0%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--

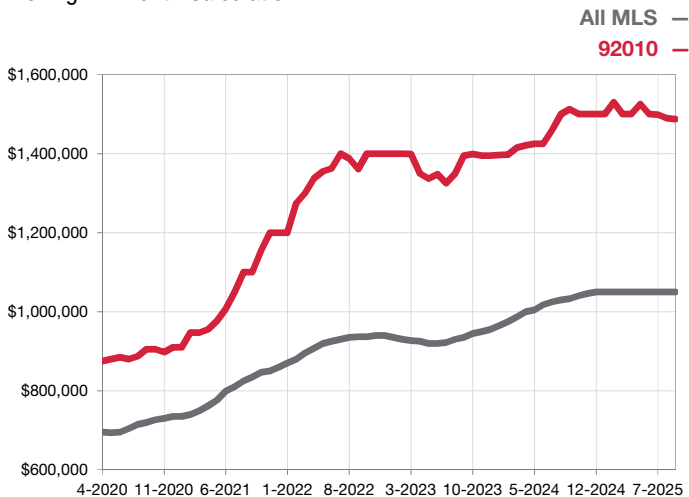
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
Key Metrics						
New Listings	4	5	+ 25.0%	54	58	+ 7.4%
Pending Sales	5	3	- 40.0%	44	42	- 4.5%
Closed Sales	6	7	+ 16.7%	42	46	+ 9.5%
Median Sales Price*	\$900,000	\$794,000	- 11.8%	\$870,845	\$849,500	- 2.5%
Percent of Original List Price Received*	98.4%	103.5%	+ 5.2%	99.6%	99.8%	+ 0.2%
Days on Market Until Sale	26	26	0.0%	30	28	- 6.7%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

* 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

