

Local Market Update for April 2025

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

92010

Carlsbad NE

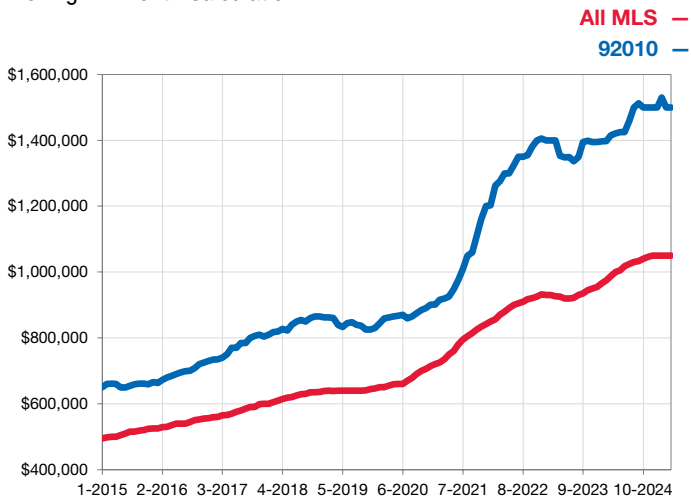
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	8	7	- 12.5%	29	33	+ 13.8%
Pending Sales	4	7	+ 75.0%	26	25	- 3.8%
Closed Sales	9	6	- 33.3%	29	24	- 17.2%
Median Sales Price*	\$1,416,000	\$1,362,469	- 3.8%	\$1,450,000	\$1,474,250	+ 1.7%
Percent of Original List Price Received*	106.7%	97.8%	- 8.3%	103.0%	96.3%	- 6.5%
Days on Market Until Sale	13	39	+ 200.0%	40	44	+ 10.0%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	6	11	+ 83.3%	21	25	+ 19.0%
Pending Sales	3	10	+ 233.3%	17	24	+ 41.2%
Closed Sales	7	5	- 28.6%	20	20	0.0%
Median Sales Price*	\$875,000	\$990,000	+ 13.1%	\$867,500	\$913,000	+ 5.2%
Percent of Original List Price Received*	100.7%	97.9%	- 2.8%	101.2%	98.8%	- 2.4%
Days on Market Until Sale	21	24	+ 14.3%	24	30	+ 25.0%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

* 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

