

Local Market Update for May 2026

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

92010

Carlsbad NE

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	7	9	+ 28.6%	41	59	+ 43.9%
Pending Sales	10	7	- 30.0%	34	43	+ 26.5%
Closed Sales	6	10	+ 66.7%	31	40	+ 29.0%
Median Sales Price*	\$1,525,000	\$1,425,000	- 6.6%	\$1,499,000	\$1,607,500	+ 7.2%
Percent of Original List Price Received*	98.9%	98.1%	- 0.8%	96.9%	99.0%	+ 2.2%
Days on Market Until Sale	33	23	- 30.3%	41	39	- 4.9%
Inventory of Homes for Sale	11	15	+ 36.4%	—	—	—
Months Supply of Inventory	1.6	2.1	+ 31.3%	—	—	—

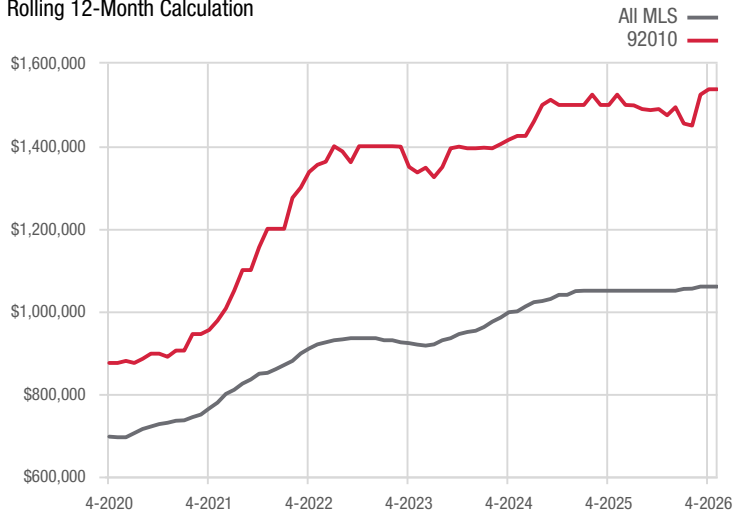
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	5	10	+ 100.0%	30	47	+ 56.7%
Pending Sales	5	5	0.0%	29	21	- 27.6%
Closed Sales	11	7	- 36.4%	31	18	- 41.9%
Median Sales Price*	\$940,000	\$1,015,000	+ 8.0%	\$915,000	\$1,005,000	+ 9.8%
Percent of Original List Price Received*	99.9%	99.1%	- 0.8%	99.2%	99.6%	+ 0.4%
Days on Market Until Sale	21	9	- 57.1%	27	22	- 18.5%
Inventory of Homes for Sale	4	19	+ 375.0%	—	—	—
Months Supply of Inventory	0.7	5.0	+ 614.3%	—	—	—

* 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

