

# Local Market Update for July 2025

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

92010

Carlsbad NE

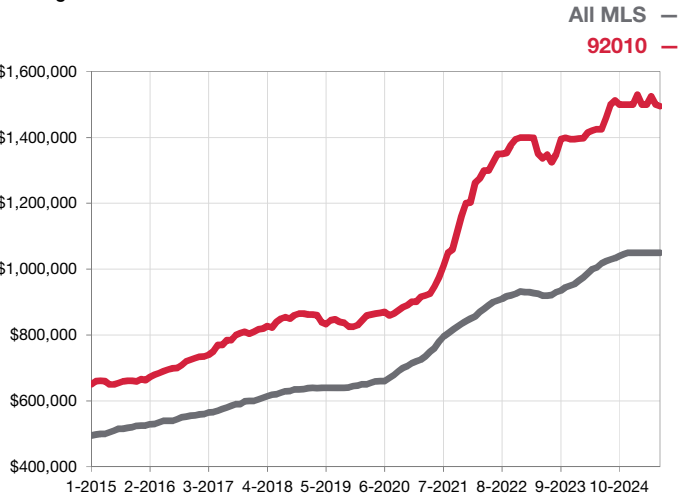
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	8	6	- 25.0%	64	62	- 3.1%
Pending Sales	6	6	0.0%	50	48	- 4.0%
Closed Sales	13	4	- 69.2%	52	44	- 15.4%
Median Sales Price*	\$1,625,000	\$1,730,000	+ 6.5%	\$1,500,000	\$1,494,500	- 0.4%
Percent of Original List Price Received*	99.8%	99.8%	0.0%	101.8%	97.0%	- 4.7%
Days on Market Until Sale	17	11	- 35.3%	31	36	+ 16.1%
Inventory of Homes for Sale	14	11	- 21.4%	--	--	--
Months Supply of Inventory	2.0	1.6	- 20.0%	--	--	--

\* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	8	4	- 50.0%	47	40	- 14.9%
Pending Sales	10	2	- 80.0%	34	33	- 2.9%
Closed Sales	7	3	- 57.1%	30	37	+ 23.3%
Median Sales Price*	\$850,000	\$720,000	- 15.3%	\$857,000	\$862,800	+ 0.7%
Percent of Original List Price Received*	97.4%	99.6%	+ 2.3%	100.1%	99.2%	- 0.9%
Days on Market Until Sale	40	45	+ 12.5%	26	28	+ 7.7%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	3.1	1.6	- 48.4%	--	--	--

\* 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

