

# Local Market Update for March 2025

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

## 92011

Carlsbad SW

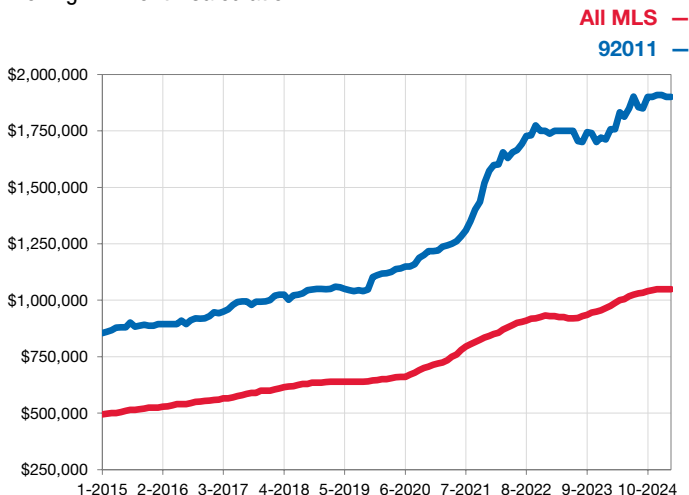
Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
<b>Key Metrics</b>						
New Listings	10	15	+ 50.0%	39	37	- 5.1%
Pending Sales	12	13	+ 8.3%	30	26	- 13.3%
Closed Sales	10	6	- 40.0%	30	24	- 20.0%
Median Sales Price*	\$2,067,856	\$2,512,500	+ 21.5%	\$1,962,856	\$1,972,000	+ 0.5%
Percent of Original List Price Received*	100.5%	105.0%	+ 4.5%	99.0%	100.8%	+ 1.8%
Days on Market Until Sale	25	13	- 48.0%	32	27	- 15.6%
Inventory of Homes for Sale	15	16	+ 6.7%	--	--	--
Months Supply of Inventory	1.4	1.5	+ 7.1%	--	--	--

\* 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.

Townhouse-Condo	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
<b>Key Metrics</b>						
New Listings	13	13	0.0%	29	32	+ 10.3%
Pending Sales	9	6	- 33.3%	23	21	- 8.7%
Closed Sales	11	5	- 54.5%	21	18	- 14.3%
Median Sales Price*	\$1,000,000	\$1,280,000	+ 28.0%	\$1,115,000	\$1,065,000	- 4.5%
Percent of Original List Price Received*	102.7%	95.4%	- 7.1%	100.9%	97.3%	- 3.6%
Days on Market Until Sale	13	21	+ 61.5%	20	51	+ 155.0%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	1.5	1.9	+ 26.7%	--	--	--

\* 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

