## **Local Market Update for October 2025**

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

## 92011

Carlsbad SW

Detached	October			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	8	8	0.0%	147	155	+ 5.4%	
Pending Sales	10	14	+ 40.0%	114	118	+ 3.5%	
Closed Sales	8	12	+ 50.0%	112	115	+ 2.7%	
Median Sales Price*	\$1,950,000	\$1,794,000	- 8.0%	\$1,900,000	\$1,872,500	- 1.4%	
Percent of Original List Price Received*	98.0%	98.8%	+ 0.8%	97.9%	98.8%	+ 0.9%	
Days on Market Until Sale	25	30	+ 20.0%	34	31	- 8.8%	
Inventory of Homes for Sale	26	12	- 53.8%				
Months Supply of Inventory	2.4	1.0	- 58.3%				

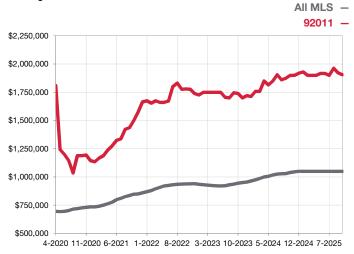
<sup>\*</sup> Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	8	5	- 37.5%	93	86	- 7.5%	
Pending Sales	4	4	0.0%	72	65	- 9.7%	
Closed Sales	10	6	- 40.0%	73	65	- 11.0%	
Median Sales Price*	\$1,019,500	\$937,500	- 8.0%	\$1,050,000	\$1,000,000	- 4.8%	
Percent of Original List Price Received*	94.9%	95.1%	+ 0.2%	98.7%	97.0%	- 1.7%	
Days on Market Until Sale	45	54	+ 20.0%	26	39	+ 50.0%	
Inventory of Homes for Sale	14	10	- 28.6%				
Months Supply of Inventory	2.1	1.6	- 23.8%				

<sup>\*</sup> 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

