

# Local Market Update for April 2026

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

## 92011

Carlsbad SW

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	21	12	- 42.9%	60	63	+ 5.0%
Pending Sales	10	8	- 20.0%	36	44	+ 22.2%
Closed Sales	13	20	+ 53.8%	36	45	+ 25.0%
Median Sales Price*	\$1,934,000	<b>\$1,982,500</b>	+ 2.5%	\$1,989,000	<b>\$1,950,000</b>	- 2.0%
Percent of Original List Price Received*	99.7%	<b>101.2%</b>	+ 1.5%	100.4%	<b>101.6%</b>	+ 1.2%
Days on Market Until Sale	30	25	- 16.7%	28	25	- 10.7%
Inventory of Homes for Sale	26	19	- 26.9%	—	—	—
Months Supply of Inventory	2.4	1.7	- 29.2%	—	—	—

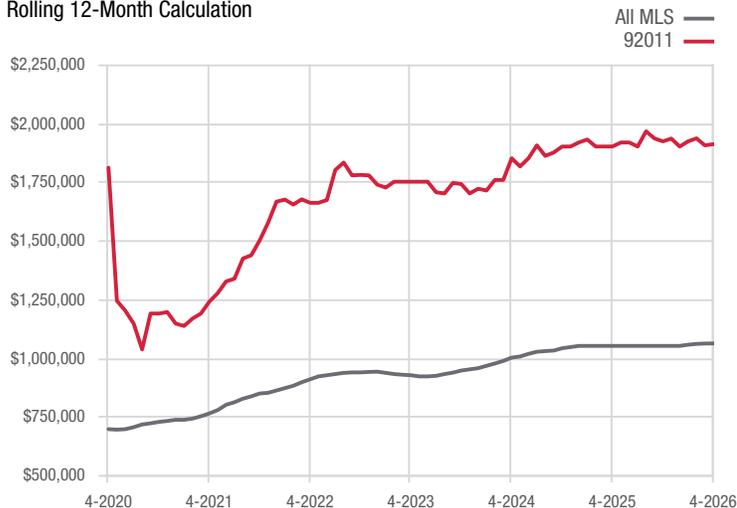
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
<b>Key Metrics</b>						
New Listings	8	4	- 50.0%	40	30	- 25.0%
Pending Sales	9	5	- 44.4%	29	29	0.0%
Closed Sales	8	7	- 12.5%	26	26	0.0%
Median Sales Price*	\$989,450	<b>\$1,054,000</b>	+ 6.5%	\$1,052,500	<b>\$1,076,500</b>	+ 2.3%
Percent of Original List Price Received*	98.5%	<b>100.8%</b>	+ 2.3%	97.6%	<b>97.4%</b>	- 0.2%
Days on Market Until Sale	24	9	- 62.5%	42	39	- 7.1%
Inventory of Homes for Sale	10	7	- 30.0%	—	—	—
Months Supply of Inventory	1.5	1.2	- 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.

### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

