

Local Market Update for December 2025

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

92011

Carlsbad SW

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		6	4	- 33.3%	161	166	+ 3.1%
Pending Sales		9	3	- 66.7%	135	127	- 5.9%
Closed Sales		12	9	- 25.0%	134	134	0.0%
Median Sales Price*		\$2,037,750	\$2,000,000	- 1.9%	\$1,917,500	\$1,890,000	- 1.4%
Percent of Original List Price Received*		101.7%	98.0%	- 3.6%	98.2%	98.7%	+ 0.5%
Days on Market Until Sale		44	29	- 34.1%	37	33	- 10.8%
Inventory of Homes for Sale		11	8	- 27.3%	--	--	--
Months Supply of Inventory		1.0	0.8	- 20.0%	--	--	--

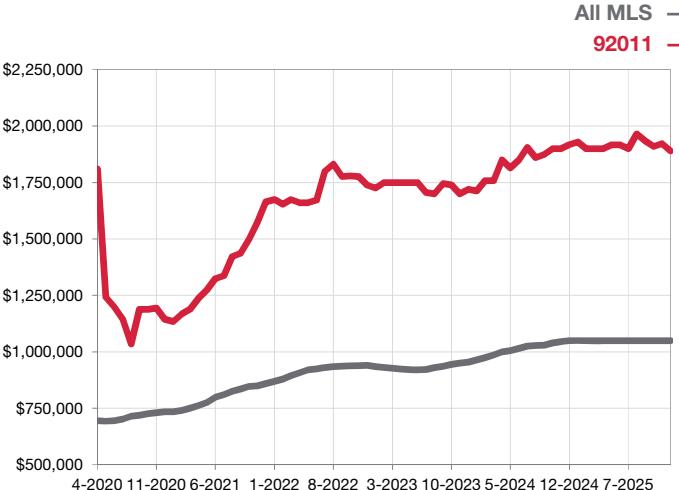
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		1	2	+ 100.0%	97	98	+ 1.0%
Pending Sales		2	2	0.0%	83	71	- 14.5%
Closed Sales		9	3	- 66.7%	84	72	- 14.3%
Median Sales Price*		\$1,400,000	\$1,710,000	+ 22.1%	\$1,080,750	\$1,000,000	- 7.5%
Percent of Original List Price Received*		94.5%	98.6%	+ 4.3%	98.2%	97.1%	- 1.1%
Days on Market Until Sale		41	55	+ 34.1%	27	39	+ 44.4%
Inventory of Homes for Sale		4	15	+ 275.0%	--	--	--
Months Supply of Inventory		0.6	2.5	+ 316.7%	--	--	--

* 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

