

Local Market Update for June 2025

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

92011

Carlsbad SW

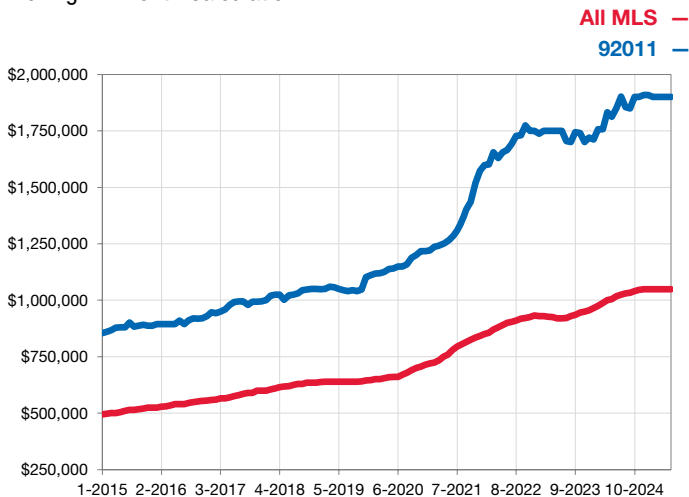
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	18	13	- 27.8%	92	98	+ 6.5%
Pending Sales	16	18	+ 12.5%	67	71	+ 6.0%
Closed Sales	7	9	+ 28.6%	59	62	+ 5.1%
Median Sales Price*	\$2,100,000	\$2,050,000	- 2.4%	\$1,925,000	\$1,917,000	- 0.4%
Percent of Original List Price Received*	97.8%	97.9%	+ 0.1%	98.7%	99.4%	+ 0.7%
Days on Market Until Sale	26	34	+ 30.8%	32	31	- 3.1%
Inventory of Homes for Sale	24	20	- 16.7%	--	--	--
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	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	8	10	+ 25.0%	59	57	- 3.4%
Pending Sales	4	6	+ 50.0%	48	41	- 14.6%
Closed Sales	9	6	- 33.3%	49	39	- 20.4%
Median Sales Price*	\$1,064,650	\$1,154,000	+ 8.4%	\$1,050,000	\$1,050,000	0.0%
Percent of Original List Price Received*	99.2%	97.3%	- 1.9%	99.7%	97.2%	- 2.5%
Days on Market Until Sale	14	36	+ 157.1%	20	43	+ 115.0%
Inventory of Homes for Sale	12	12	0.0%	--	--	--
Months Supply of Inventory	1.7	1.9	+ 11.8%	--	--	--

* 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

