

Local Market Update for March 2026

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

92011

Carlsbad SW

| Detached | March | | | Year to Date | | |
|--|-------------|-------------|----------|--------------|-------------|----------|
| | 2025 | 2026 | % Change | Thru 3-2025 | Thru 3-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 16 | 22 | + 37.5% | 39 | 50 | + 28.2% |
| Pending Sales | 14 | 17 | + 21.4% | 26 | 35 | + 34.6% |
| Closed Sales | 6 | 13 | + 116.7% | 23 | 25 | + 8.7% |
| Median Sales Price* | \$2,512,500 | \$1,900,000 | - 24.4% | \$2,044,000 | \$1,950,000 | - 4.6% |
| Percent of Original List Price Received* | 105.0% | 104.0% | - 1.0% | 100.8% | 102.0% | + 1.2% |
| Days on Market Until Sale | 13 | 32 | + 146.2% | 26 | 26 | 0.0% |
| Inventory of Homes for Sale | 18 | 18 | 0.0% | — | — | — |
| Months Supply of Inventory | 1.6 | 1.6 | 0.0% | — | — | — |

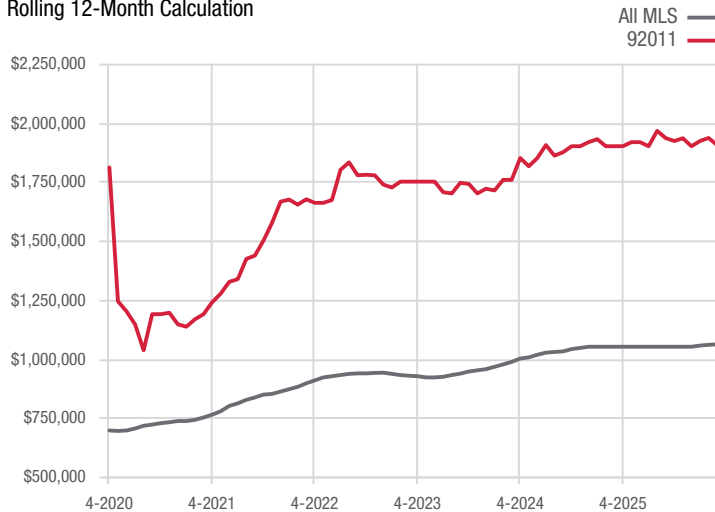
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | March | | | Year to Date | | |
|--|-------------|-----------|----------|--------------|-------------|----------|
| | 2025 | 2026 | % Change | Thru 3-2025 | Thru 3-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 13 | 11 | - 15.4% | 32 | 25 | - 21.9% |
| Pending Sales | 5 | 8 | + 60.0% | 20 | 23 | + 15.0% |
| Closed Sales | 5 | 7 | + 40.0% | 18 | 19 | + 5.6% |
| Median Sales Price* | \$1,280,000 | \$975,000 | - 23.8% | \$1,065,000 | \$1,200,000 | + 12.7% |
| Percent of Original List Price Received* | 95.4% | 95.4% | 0.0% | 97.3% | 96.1% | - 1.2% |
| Days on Market Until Sale | 21 | 22 | + 4.8% | 51 | 50 | - 2.0% |
| Inventory of Homes for Sale | 13 | 11 | - 15.4% | — | — | — |
| Months Supply of Inventory | 2.0 | 1.8 | - 10.0% | — | — | — |

* 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

