

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

92008 - Carlsbad

North San Diego County

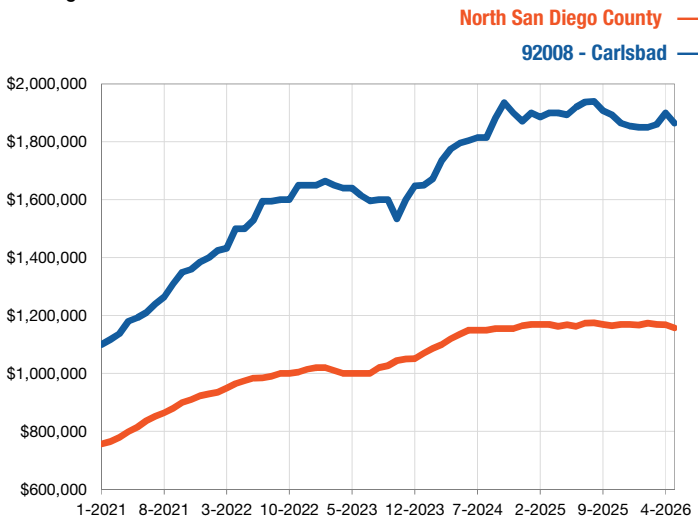
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	37	26	- 29.7%	304	285	- 6.3%
Pending Sales	15	20	+ 33.3%	157	188	+ 19.7%
Closed Sales	18	14	- 22.2%	154	185	+ 20.1%
Days on Market Until Sale	30	19	- 36.7%	34	36	+ 5.9%
Median Sales Price*	\$1,925,000	\$1,740,000	- 9.6%	\$1,893,000	\$1,865,000	- 1.5%
Average Sales Price*	\$1,932,843	\$1,772,143	- 8.3%	\$2,024,921	\$2,246,601	+ 10.9%
Percent of Original List Price Received*	95.3%	98.6%	+ 3.5%	95.8%	97.0%	+ 1.3%
Percent of List Price Received*	97.7%	99.7%	+ 2.0%	97.9%	98.9%	+ 1.0%
Inventory of Homes for Sale	78	42	- 46.2%	--	--	--
Months Supply of Inventory	6.0	2.7	- 55.0%	--	--	--

* 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 Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	25	14	- 44.0%	197	234	+ 18.8%
Pending Sales	8	10	+ 25.0%	124	131	+ 5.6%
Closed Sales	3	9	+ 200.0%	125	133	+ 6.4%
Days on Market Until Sale	14	32	+ 128.6%	43	40	- 7.0%
Median Sales Price*	\$1,143,744	\$1,100,000	- 3.8%	\$1,125,825	\$1,229,995	+ 9.3%
Average Sales Price*	\$1,390,915	\$1,544,837	+ 11.1%	\$1,278,740	\$1,516,430	+ 18.6%
Percent of Original List Price Received*	100.0%	98.8%	- 1.2%	96.4%	97.1%	+ 0.7%
Percent of List Price Received*	100.0%	98.8%	- 1.2%	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	59	40	- 32.2%	--	--	--
Months Supply of Inventory	5.7	3.7	- 35.1%	--	--	--

* 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 – Detached Single-Family
 Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
 Rolling 12-Month Calculation

