

Local Market Update for September 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92008 - Carlsbad

North San Diego County

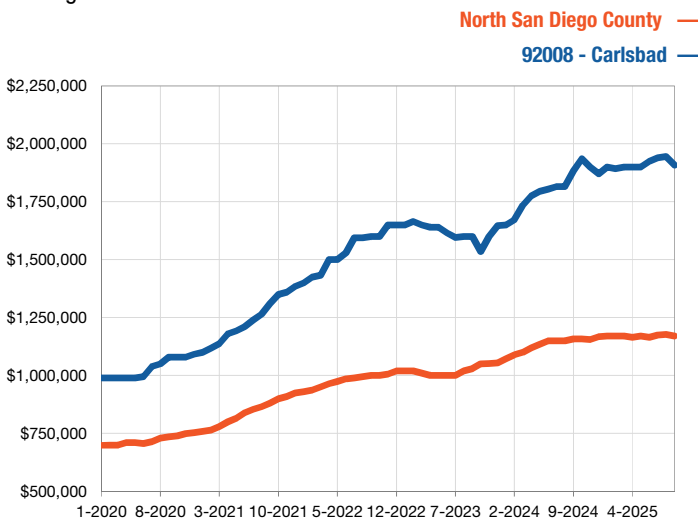
Detached Single-Family	September			Rolling 12 Months		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
Key Metrics						
New Listings	22	22	0.0%	234	321	+ 37.2%
Pending Sales	12	17	+ 41.7%	143	167	+ 16.8%
Closed Sales	16	12	- 25.0%	151	156	+ 3.3%
Days on Market Until Sale	45	26	- 42.2%	26	34	+ 30.8%
Median Sales Price*	\$1,997,500	\$1,667,500	- 16.5%	\$1,882,500	\$1,907,500	+ 1.3%
Average Sales Price*	\$1,921,813	\$1,751,667	- 8.9%	\$2,173,007	\$2,222,719	+ 2.3%
Percent of Original List Price Received*	94.3%	98.9%	+ 4.9%	97.5%	96.4%	- 1.1%
Percent of List Price Received*	97.1%	102.0%	+ 5.0%	98.9%	98.5%	- 0.4%
Inventory of Homes for Sale	57	59	+ 3.5%	--	--	--
Months Supply of Inventory	4.8	4.2	- 12.5%	--	--	--

* 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	September			Rolling 12 Months		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
Key Metrics						
New Listings	11	11	0.0%	181	200	+ 10.5%
Pending Sales	9	9	0.0%	113	113	0.0%
Closed Sales	7	8	+ 14.3%	110	110	0.0%
Days on Market Until Sale	27	29	+ 7.4%	31	44	+ 41.9%
Median Sales Price*	\$955,000	\$1,137,900	+ 19.2%	\$1,198,750	\$1,100,000	- 8.2%
Average Sales Price*	\$1,114,363	\$1,446,843	+ 29.8%	\$1,447,187	\$1,271,673	- 12.1%
Percent of Original List Price Received*	96.6%	98.9%	+ 2.4%	96.7%	96.4%	- 0.3%
Percent of List Price Received*	97.5%	100.0%	+ 2.6%	98.3%	98.3%	0.0%
Inventory of Homes for Sale	48	50	+ 4.2%	--	--	--
Months Supply of Inventory	5.1	5.3	+ 3.9%	--	--	--

* 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

