

# Local Market Update for May 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92008 - Carlsbad

North San Diego County

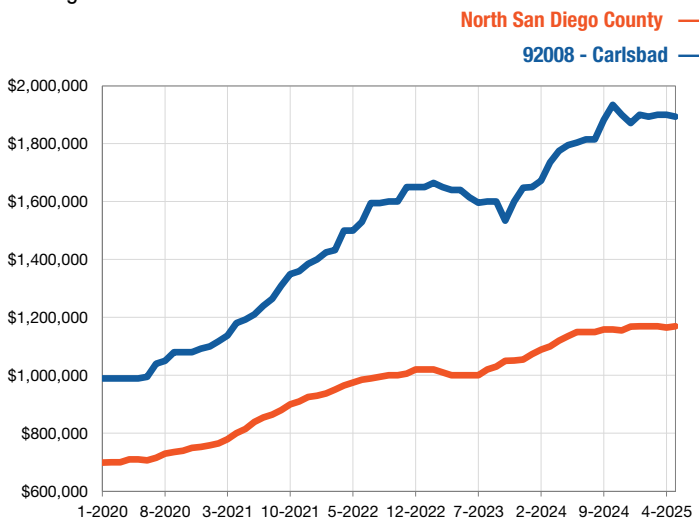
Detached Single-Family	May			Rolling 12 Months		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	22	31	+ 40.9%	217	295	+ 35.9%
Pending Sales	13	13	0.0%	150	154	+ 2.7%
Closed Sales	13	15	+ 15.4%	149	150	+ 0.7%
Days on Market Until Sale	17	35	+ 105.9%	23	35	+ 52.2%
Median Sales Price*	\$1,999,000	\$1,900,000	- 5.0%	\$1,795,000	\$1,893,000	+ 5.5%
Average Sales Price*	\$2,215,692	\$1,916,167	- 13.5%	\$2,159,257	\$2,027,963	- 6.1%
Percent of Original List Price Received*	99.6%	95.4%	- 4.2%	98.8%	95.8%	- 3.0%
Percent of List Price Received*	101.9%	98.2%	- 3.6%	99.7%	98.0%	- 1.7%
Inventory of Homes for Sale	46	50	+ 8.7%	--	--	--
Months Supply of Inventory	3.7	3.9	+ 5.4%	--	--	--

\* 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		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	18	20	+ 11.1%	145	191	+ 31.7%
Pending Sales	13	8	- 38.5%	92	124	+ 34.8%
Closed Sales	11	3	- 72.7%	84	125	+ 48.8%
Days on Market Until Sale	21	14	- 33.3%	27	43	+ 59.3%
Median Sales Price*	\$1,460,000	\$1,143,744	- 21.7%	\$1,198,750	\$1,125,825	- 6.1%
Average Sales Price*	\$1,734,718	\$1,390,915	- 19.8%	\$1,409,445	\$1,278,740	- 9.3%
Percent of Original List Price Received*	100.1%	100.0%	- 0.1%	97.1%	96.5%	- 0.6%
Percent of List Price Received*	99.7%	100.0%	+ 0.3%	98.8%	98.4%	- 0.4%
Inventory of Homes for Sale	38	44	+ 15.8%	--	--	--
Months Supply of Inventory	5.0	4.3	- 14.0%	--	--	--

\* 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 – Detached Single-Family  
Rolling 12-Month Calculation



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

