

Local Market Update for November 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92008 - Carlsbad

North San Diego County

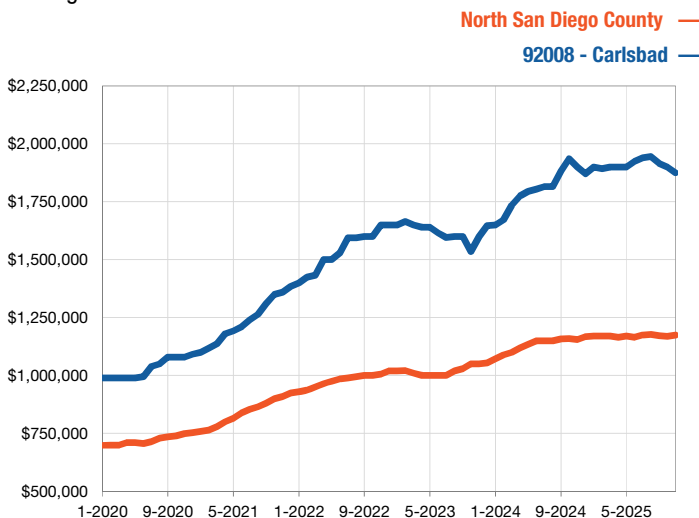
Detached Single-Family	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	14	15	+ 7.1%	252	310	+ 23.0%
Pending Sales	17	9	- 47.1%	148	176	+ 18.9%
Closed Sales	6	15	+ 150.0%	145	178	+ 22.8%
Days on Market Until Sale	61	49	- 19.7%	26	36	+ 38.5%
Median Sales Price*	\$1,862,500	\$1,573,900	- 15.5%	\$1,900,000	\$1,875,500	- 1.3%
Average Sales Price*	\$2,182,345	\$1,813,393	- 16.9%	\$2,161,459	\$2,233,700	+ 3.3%
Percent of Original List Price Received*	94.3%	94.0%	- 0.3%	97.7%	96.2%	- 1.5%
Percent of List Price Received*	97.4%	96.2%	- 1.2%	99.0%	98.3%	- 0.7%
Inventory of Homes for Sale	68	48	- 29.4%	--	--	--
Months Supply of Inventory	5.5	3.3	- 40.0%	--	--	--

* 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	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	9	15	+ 66.7%	184	217	+ 17.9%
Pending Sales	9	9	0.0%	123	117	- 4.9%
Closed Sales	12	17	+ 41.7%	116	118	+ 1.7%
Days on Market Until Sale	60	39	- 35.0%	36	43	+ 19.4%
Median Sales Price*	\$1,101,842	\$1,975,000	+ 79.2%	\$1,198,750	\$1,143,744	- 4.6%
Average Sales Price*	\$1,086,107	\$1,764,004	+ 62.4%	\$1,432,189	\$1,395,467	- 2.6%
Percent of Original List Price Received*	95.9%	96.2%	+ 0.3%	96.7%	96.4%	- 0.3%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	98.4%	98.3%	- 0.1%
Inventory of Homes for Sale	40	42	+ 5.0%	--	--	--
Months Supply of Inventory	3.9	4.3	+ 10.3%	--	--	--

* 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

