

Local Market Update for December 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92008 - Carlsbad

North San Diego County

Detached Single-Family

Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	13	8	- 38.5%	258	306	+ 18.6%
Pending Sales	10	10	0.0%	152	178	+ 17.1%
Closed Sales	13	15	+ 15.4%	146	180	+ 23.3%
Days on Market Until Sale	45	49	+ 8.9%	27	37	+ 37.0%
Median Sales Price*	\$1,606,000	\$1,660,000	+ 3.4%	\$1,871,250	\$1,862,500	- 0.5%
Average Sales Price*	\$1,963,731	\$1,764,767	- 10.1%	\$2,056,439	\$2,214,120	+ 7.7%
Percent of Original List Price Received*	94.6%	95.4%	+ 0.8%	97.5%	96.2%	- 1.3%
Percent of List Price Received*	98.9%	97.9%	- 1.0%	99.2%	98.3%	- 0.9%
Inventory of Homes for Sale	58	33	- 43.1%	--	--	--
Months Supply of Inventory	4.6	2.2	- 52.2%	--	--	--

* 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

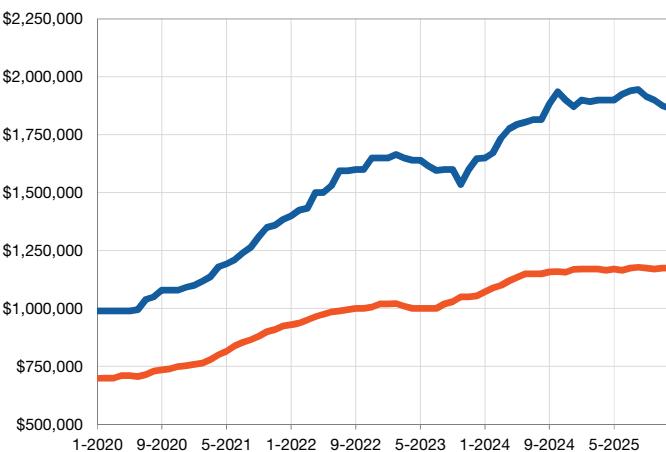
Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	4	8	+ 100.0%	185	223	+ 20.5%
Pending Sales	4	5	+ 25.0%	124	118	- 4.8%
Closed Sales	8	9	+ 12.5%	120	120	0.0%
Days on Market Until Sale	27	68	+ 151.9%	36	45	+ 25.0%
Median Sales Price*	\$939,950	\$1,995,000	+ 112.2%	\$1,185,501	\$1,163,215	- 1.9%
Average Sales Price*	\$1,136,159	\$1,818,694	+ 60.1%	\$1,421,110	\$1,445,997	+ 1.8%
Percent of Original List Price Received*	95.9%	95.2%	- 0.7%	96.7%	96.3%	- 0.4%
Percent of List Price Received*	99.2%	97.8%	- 1.4%	98.5%	98.2%	- 0.3%
Inventory of Homes for Sale	36	33	- 8.3%	--	--	--
Months Supply of Inventory	3.5	3.4	- 2.9%	--	--	--

* 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

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Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

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