

# Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92008 - Carlsbad

North San Diego County

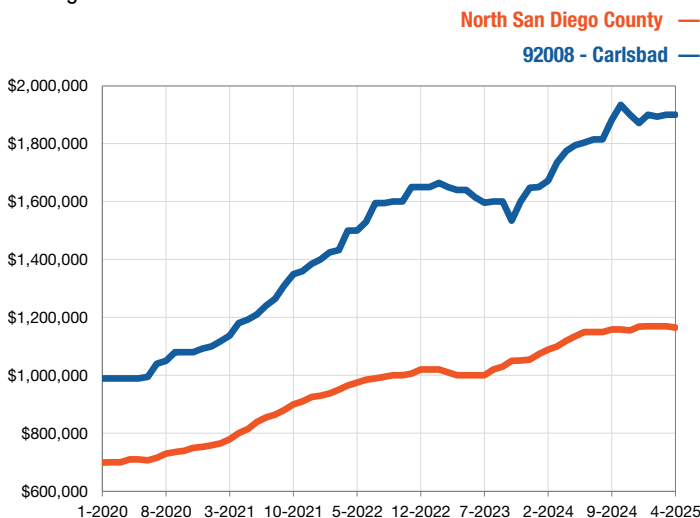
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	27	23	- 14.8%	216	284	+ 31.5%
Pending Sales	14	15	+ 7.1%	148	152	+ 2.7%
Closed Sales	18	11	- 38.9%	146	148	+ 1.4%
Days on Market Until Sale	20	35	+ 75.0%	23	33	+ 43.5%
Median Sales Price*	\$1,943,500	\$1,935,000	- 0.4%	\$1,775,000	\$1,900,000	+ 7.0%
Average Sales Price*	\$2,239,436	\$2,190,350	- 2.2%	\$2,188,016	\$2,055,783	- 6.0%
Percent of Original List Price Received*	99.5%	97.1%	- 2.4%	98.9%	96.2%	- 2.7%
Percent of List Price Received*	99.0%	98.4%	- 0.6%	99.6%	98.3%	- 1.3%
Inventory of Homes for Sale	40	44	+ 10.0%	--	--	--
Months Supply of Inventory	3.2	3.5	+ 9.4%	--	--	--

\* 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	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	21	13	- 38.1%	139	187	+ 34.5%
Pending Sales	8	5	- 37.5%	89	130	+ 46.1%
Closed Sales	8	13	+ 62.5%	92	132	+ 43.5%
Days on Market Until Sale	10	37	+ 270.0%	26	41	+ 57.7%
Median Sales Price*	\$1,286,250	\$885,000	- 31.2%	\$1,183,250	\$1,142,500	- 3.4%
Average Sales Price*	\$1,541,438	\$1,155,308	- 25.0%	\$1,424,566	\$1,315,592	- 7.6%
Percent of Original List Price Received*	101.0%	95.9%	- 5.0%	96.8%	96.7%	- 0.1%
Percent of List Price Received*	101.0%	97.5%	- 3.5%	98.4%	98.4%	0.0%
Inventory of Homes for Sale	36	32	- 11.1%	--	--	--
Months Supply of Inventory	4.9	3.0	- 38.8%	--	--	--

\* 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

