

# Local Market Update for July 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



## 92008 - Carlsbad

North San Diego County

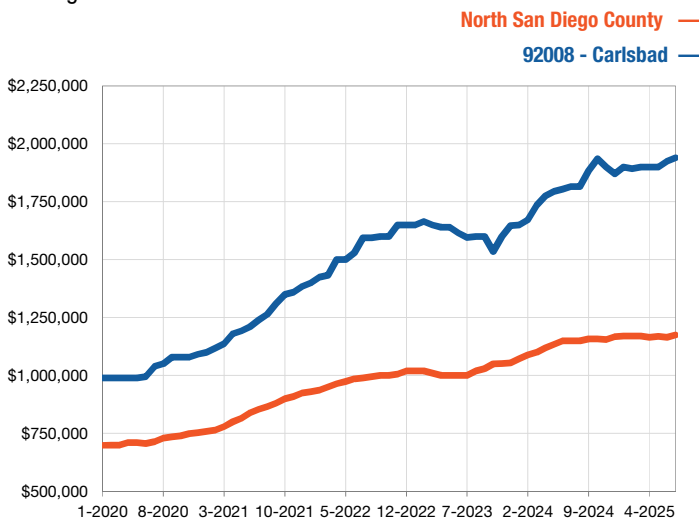
Detached Single-Family	July			Rolling 12 Months		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	27	31	+ 14.8%	218	319	+ 46.3%
Pending Sales	10	9	- 10.0%	145	155	+ 6.9%
Closed Sales	15	13	- 13.3%	151	153	+ 1.3%
Days on Market Until Sale	34	51	+ 50.0%	26	36	+ 38.5%
Median Sales Price*	\$1,795,000	\$1,710,000	- 4.7%	\$1,815,000	\$1,940,000	+ 6.9%
Average Sales Price*	\$1,693,667	\$2,281,923	+ 34.7%	\$2,173,640	\$2,134,928	- 1.8%
Percent of Original List Price Received*	93.6%	94.9%	+ 1.4%	97.9%	95.9%	- 2.0%
Percent of List Price Received*	95.8%	97.4%	+ 1.7%	99.0%	98.1%	- 0.9%
Inventory of Homes for Sale	51	65	+ 27.5%	--	--	--
Months Supply of Inventory	4.2	5.0	+ 19.0%	--	--	--

\* 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	July			Rolling 12 Months		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	14	16	+ 14.3%	181	187	+ 3.3%
Pending Sales	16	11	- 31.3%	111	113	+ 1.8%
Closed Sales	12	8	- 33.3%	106	112	+ 5.7%
Days on Market Until Sale	38	11	- 71.1%	27	44	+ 63.0%
Median Sales Price*	\$1,095,700	\$1,425,000	+ 30.1%	\$1,225,000	\$1,100,000	- 10.2%
Average Sales Price*	\$1,159,283	\$1,508,850	+ 30.2%	\$1,460,349	\$1,213,583	- 16.9%
Percent of Original List Price Received*	97.9%	100.0%	+ 2.1%	97.4%	96.2%	- 1.2%
Percent of List Price Received*	99.0%	100.0%	+ 1.0%	98.7%	98.3%	- 0.4%
Inventory of Homes for Sale	48	50	+ 4.2%	--	--	--
Months Supply of Inventory	5.2	5.3	+ 1.9%	--	--	--

\* 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

