

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92008 - Carlsbad

North San Diego County

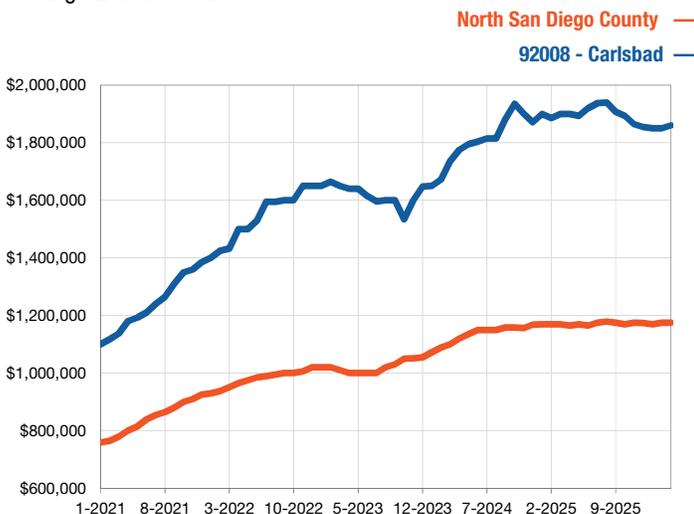
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	26	31	+ 19.2%	290	289	- 0.3%
Pending Sales	13	16	+ 23.1%	153	182	+ 19.0%
Closed Sales	15	12	- 20.0%	156	179	+ 14.7%
Days on Market Until Sale	19	12	- 36.8%	31	35	+ 12.9%
Median Sales Price*	\$1,900,000	\$2,010,500	+ 5.8%	\$1,900,000	\$1,860,000	- 2.1%
Average Sales Price*	\$2,178,933	\$2,176,417	- 0.1%	\$2,064,530	\$2,234,582	+ 8.2%
Percent of Original List Price Received*	99.2%	99.8%	+ 0.6%	96.5%	96.5%	0.0%
Percent of List Price Received*	100.2%	99.8%	- 0.4%	98.4%	98.5%	+ 0.1%
Inventory of Homes for Sale	71	39	- 45.1%	--	--	--
Months Supply of Inventory	5.6	2.6	- 53.6%	--	--	--

* 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	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	22	20	- 9.1%	199	230	+ 15.6%
Pending Sales	18	13	- 27.8%	133	122	- 8.3%
Closed Sales	10	11	+ 10.0%	127	126	- 0.8%
Days on Market Until Sale	63	33	- 47.6%	41	37	- 9.8%
Median Sales Price*	\$1,004,200	\$1,370,000	+ 36.4%	\$1,163,215	\$1,180,000	+ 1.4%
Average Sales Price*	\$1,156,211	\$1,454,643	+ 25.8%	\$1,346,225	\$1,484,050	+ 10.2%
Percent of Original List Price Received*	94.0%	98.4%	+ 4.7%	97.0%	96.9%	- 0.1%
Percent of List Price Received*	97.0%	99.3%	+ 2.4%	98.6%	98.3%	- 0.3%
Inventory of Homes for Sale	43	33	- 23.3%	--	--	--
Months Supply of Inventory	3.9	3.2	- 17.9%	--	--	--

* 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

