

# Local Market Update for June 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



## 92008 - Carlsbad

North San Diego County

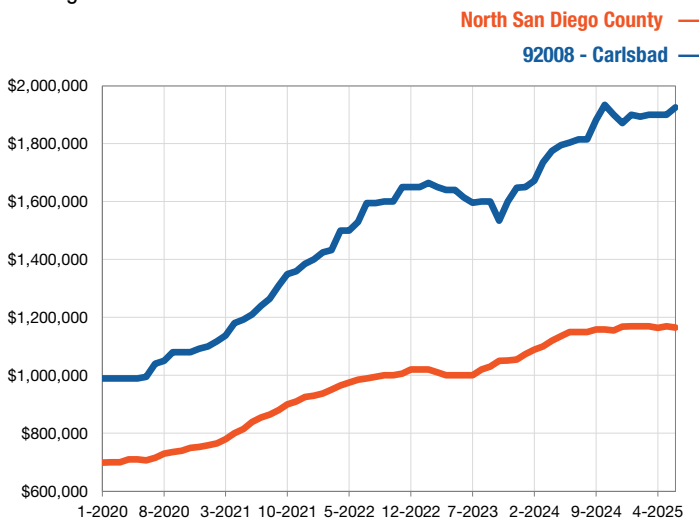
Detached Single-Family	June			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	17	29	+ 70.6%	208	313	+ 50.5%
Pending Sales	14	15	+ 7.1%	144	158	+ 9.7%
Closed Sales	13	15	+ 15.4%	151	155	+ 2.6%
Days on Market Until Sale	20	29	+ 45.0%	24	35	+ 45.8%
Median Sales Price*	\$1,804,000	\$2,360,000	+ 30.8%	\$1,804,000	\$1,925,000	+ 6.7%
Average Sales Price*	\$1,970,718	\$2,517,345	+ 27.7%	\$2,178,905	\$2,079,896	- 4.5%
Percent of Original List Price Received*	97.5%	97.0%	- 0.5%	98.5%	95.7%	- 2.8%
Percent of List Price Received*	99.2%	99.1%	- 0.1%	99.5%	97.9%	- 1.6%
Inventory of Homes for Sale	43	49	+ 14.0%	--	--	--
Months Supply of Inventory	3.6	3.7	+ 2.8%	--	--	--

\* 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.

Attached Single-Family	June			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	35	25	- 28.6%	176	186	+ 5.7%
Pending Sales	15	9	- 40.0%	101	118	+ 16.8%
Closed Sales	22	12	- 45.5%	98	115	+ 17.3%
Days on Market Until Sale	25	35	+ 40.0%	27	45	+ 66.7%
Median Sales Price*	\$1,850,000	\$1,292,500	- 30.1%	\$1,306,215	\$1,099,992	- 15.8%
Average Sales Price*	\$1,819,032	\$1,405,469	- 22.7%	\$1,502,200	\$1,188,604	- 20.9%
Percent of Original List Price Received*	96.9%	94.3%	- 2.7%	97.2%	96.2%	- 1.0%
Percent of List Price Received*	98.0%	96.6%	- 1.4%	98.7%	98.3%	- 0.4%
Inventory of Homes for Sale	56	51	- 8.9%	--	--	--
Months Supply of Inventory	6.7	5.2	- 22.4%	--	--	--

\* 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.

Median Sales Price – Detached Single-Family  
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family  
Rolling 12-Month Calculation

