Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92009 - Carlsbad

North San Diego County

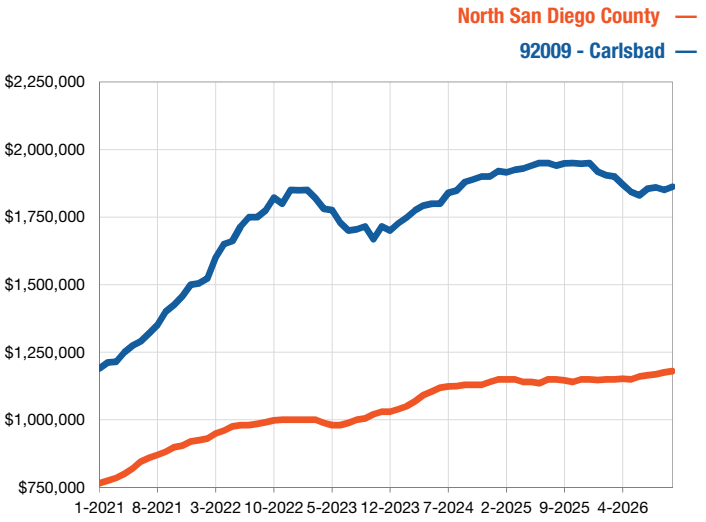
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	34	**17**	- 50.0%	388	**394**	+ 1.5%
Pending Sales	19	**19**	0.0%	283	**307**	+ 8.5%
Closed Sales	21	**17**	- 19.0%	282	**308**	+ 9.2%
Days on Market Until Sale	33	**26**	- 21.2%	27	**28**	+ 3.7%
Median Sales Price*	$1,780,000	**$2,100,000**	+ 18.0%	$1,950,000	**$1,862,500**	- 4.5%
Average Sales Price*	$1,975,604	**$2,126,412**	+ 7.6%	$2,059,617	**$2,046,416**	- 0.6%
Percent of Original List Price Received*	96.2%	**99.0%**	+ 2.9%	97.4%	**97.8%**	+ 0.4%
Percent of List Price Received*	97.5%	**99.9%**	+ 2.5%	98.6%	**99.1%**	+ 0.5%
Inventory of Homes for Sale	66	**34**	- 48.5%	--	--	--
Months Supply of Inventory	2.8	**1.3**	- 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.

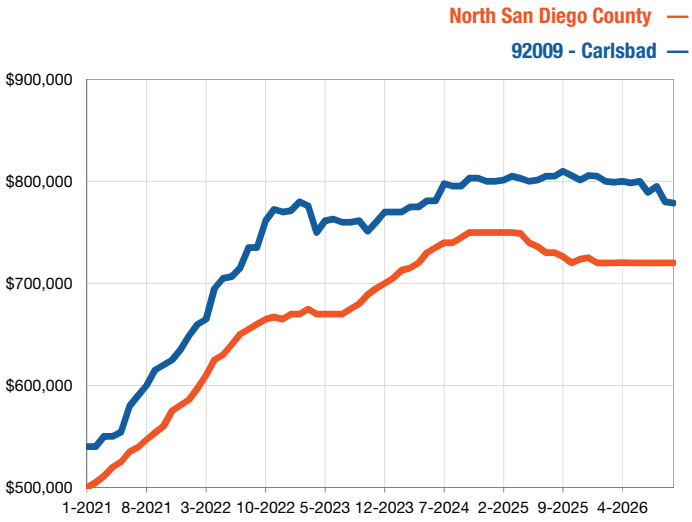
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	20	**20**	0.0%	325	**318**	- 2.2%
Pending Sales	19	**12**	- 36.8%	196	**191**	- 2.6%
Closed Sales	12	**11**	- 8.3%	184	**200**	+ 8.7%
Days on Market Until Sale	36	**43**	+ 19.4%	34	**38**	+ 11.8%
Median Sales Price*	$795,500	**$790,000**	- 0.7%	$805,750	**$778,750**	- 3.4%
Average Sales Price*	$838,667	**$929,727**	+ 10.9%	$859,597	**$826,739**	- 3.8%
Percent of Original List Price Received*	96.9%	**94.7%**	- 2.3%	97.6%	**95.9%**	- 1.7%
Percent of List Price Received*	99.9%	**99.1%**	- 0.8%	99.2%	**98.3%**	- 0.9%
Inventory of Homes for Sale	52	**57**	+ 9.6%	--	--	--
Months Supply of Inventory	3.2	**3.6**	+ 12.5%	--	--	--

* 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



Current as of November 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.