

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92009 - Carlsbad

North San Diego County

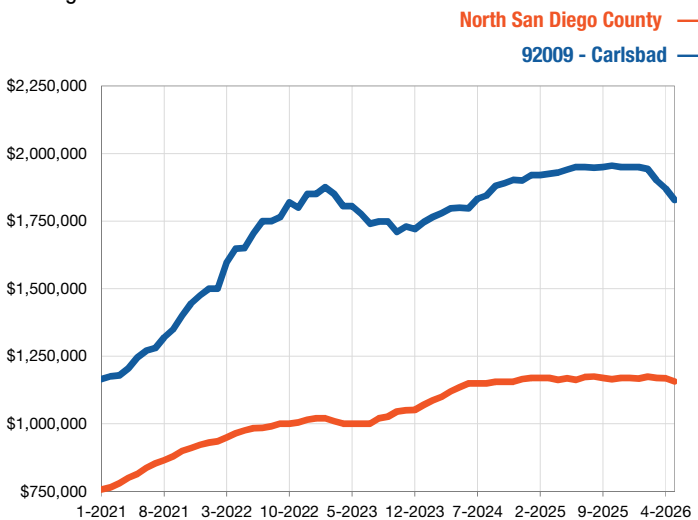
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	40	40	0.0%	394	437	+ 10.9%
Pending Sales	36	41	+ 13.9%	298	291	- 2.3%
Closed Sales	36	40	+ 11.1%	289	284	- 1.7%
Days on Market Until Sale	17	21	+ 23.5%	26	28	+ 7.7%
Median Sales Price*	\$1,997,500	\$1,742,500	- 12.8%	\$1,940,000	\$1,827,500	- 5.8%
Average Sales Price*	\$2,157,881	\$1,879,405	- 12.9%	\$2,041,049	\$2,000,348	- 2.0%
Percent of Original List Price Received*	97.7%	97.7%	0.0%	97.6%	97.2%	- 0.4%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	98.9%	98.6%	- 0.3%
Inventory of Homes for Sale	107	71	- 33.6%	--	--	--
Months Supply of Inventory	4.3	2.9	- 32.6%	--	--	--

* 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 Key Metrics	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	42	30	- 28.6%	296	296	0.0%
Pending Sales	27	6	- 77.8%	186	180	- 3.2%
Closed Sales	14	12	- 14.3%	174	200	+ 14.9%
Days on Market Until Sale	34	31	- 8.8%	30	36	+ 20.0%
Median Sales Price*	\$810,750	\$765,000	- 5.6%	\$804,000	\$812,500	+ 1.1%
Average Sales Price*	\$897,714	\$1,028,733	+ 14.6%	\$879,168	\$890,576	+ 1.3%
Percent of Original List Price Received*	97.4%	98.2%	+ 0.8%	98.0%	96.8%	- 1.2%
Percent of List Price Received*	100.1%	99.1%	- 1.0%	99.3%	98.7%	- 0.6%
Inventory of Homes for Sale	79	58	- 26.6%	--	--	--
Months Supply of Inventory	5.1	3.9	- 23.5%	--	--	--

* 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

