

Local Market Update for November 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92009 - Carlsbad

North San Diego County

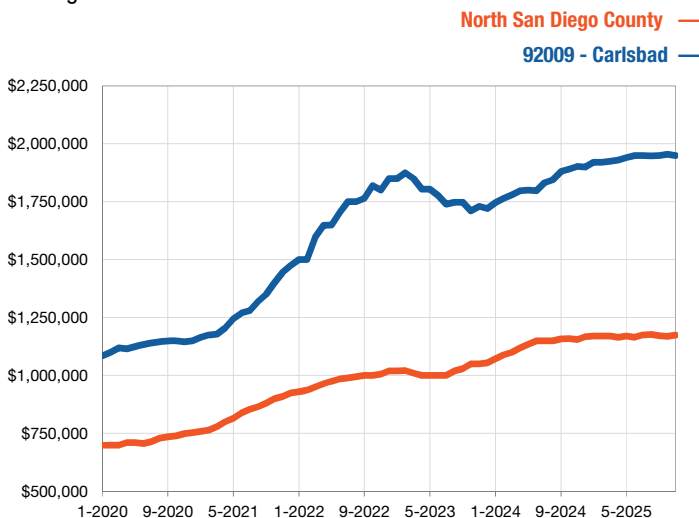
Detached Single-Family	November			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	25	24	- 4.0%	398	377	- 5.3%
Pending Sales	27	16	- 40.7%	301	268	- 11.0%
Closed Sales	19	14	- 26.3%	288	273	- 5.2%
Days on Market Until Sale	27	50	+ 85.2%	24	28	+ 16.7%
Median Sales Price*	\$2,175,000	\$2,005,000	- 7.8%	\$1,902,500	\$1,950,000	+ 2.5%
Average Sales Price*	\$2,009,674	\$2,064,286	+ 2.7%	\$2,021,063	\$2,070,612	+ 2.5%
Percent of Original List Price Received*	96.4%	97.0%	+ 0.6%	98.6%	97.4%	- 1.2%
Percent of List Price Received*	98.1%	99.4%	+ 1.3%	99.8%	98.7%	- 1.1%
Inventory of Homes for Sale	90	43	- 52.2%	--	--	--
Months Supply of Inventory	3.6	1.9	- 47.2%	--	--	--

* 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	November			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	18	16	- 11.1%	247	325	+ 31.6%
Pending Sales	7	14	+ 100.0%	179	206	+ 15.1%
Closed Sales	7	20	+ 185.7%	181	200	+ 10.5%
Days on Market Until Sale	43	42	- 2.3%	28	34	+ 21.4%
Median Sales Price*	\$945,000	\$839,500	- 11.2%	\$815,000	\$808,750	- 0.8%
Average Sales Price*	\$1,092,714	\$845,872	- 22.6%	\$892,737	\$865,102	- 3.1%
Percent of Original List Price Received*	99.0%	96.7%	- 2.3%	99.2%	97.5%	- 1.7%
Percent of List Price Received*	98.6%	98.9%	+ 0.3%	100.1%	99.2%	- 0.9%
Inventory of Homes for Sale	64	44	- 31.3%	--	--	--
Months Supply of Inventory	4.3	2.6	- 39.5%	--	--	--

* 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

