

Local Market Update for December 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92009 - Carlsbad

North San Diego County

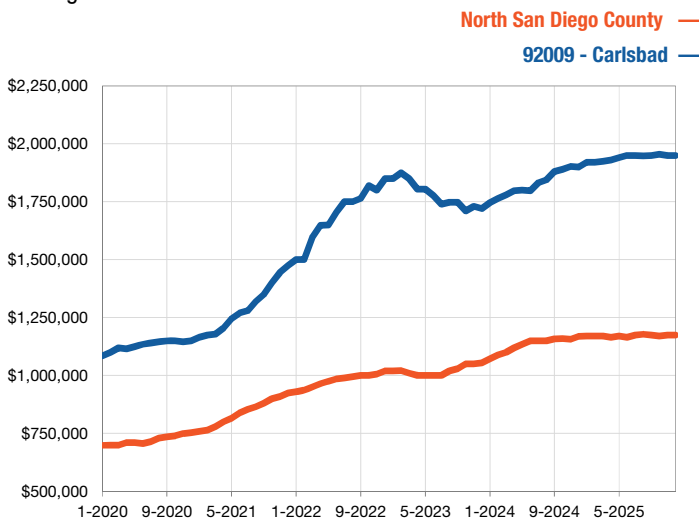
Detached Single-Family	December			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	9	14	+ 55.6%	398	385	- 3.3%
Pending Sales	16	24	+ 50.0%	304	276	- 9.2%
Closed Sales	30	24	- 20.0%	309	267	- 13.6%
Days on Market Until Sale	31	41	+ 32.3%	25	29	+ 16.0%
Median Sales Price*	\$1,775,000	\$1,756,250	- 1.1%	\$1,900,000	\$1,950,000	+ 2.6%
Average Sales Price*	\$1,926,328	\$1,866,723	- 3.1%	\$2,020,087	\$2,068,497	+ 2.4%
Percent of Original List Price Received*	97.3%	94.0%	- 3.4%	98.4%	97.1%	- 1.3%
Percent of List Price Received*	98.9%	97.4%	- 1.5%	99.7%	98.5%	- 1.2%
Inventory of Homes for Sale	79	24	- 69.6%	--	--	--
Months Supply of Inventory	3.1	1.0	- 67.7%	--	--	--

* 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	December			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	18	5	- 72.2%	247	314	+ 27.1%
Pending Sales	12	10	- 16.7%	183	204	+ 11.5%
Closed Sales	9	14	+ 55.6%	178	206	+ 15.7%
Days on Market Until Sale	30	34	+ 13.3%	28	35	+ 25.0%
Median Sales Price*	\$725,000	\$758,750	+ 4.7%	\$800,000	\$810,000	+ 1.3%
Average Sales Price*	\$771,889	\$830,179	+ 7.6%	\$889,761	\$864,786	- 2.8%
Percent of Original List Price Received*	96.5%	98.0%	+ 1.6%	99.0%	97.5%	- 1.5%
Percent of List Price Received*	98.1%	99.7%	+ 1.6%	100.0%	99.2%	- 0.8%
Inventory of Homes for Sale	63	29	- 54.0%	--	--	--
Months Supply of Inventory	4.1	1.7	- 58.5%	--	--	--

* 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

