

# Local Market Update for March 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                              | March       |                    |                | Rolling 12 Months |                    |                |
|--|-------------|--------------------|----------------|-------------------|--------------------|----------------|
|  | 2025        | 2026               | Percent Change | Thru 3-2025       | Thru 3-2026        | Percent Change |
| New Listings                             | 38          | 42                 | + 10.5%        | 394               | 407                | + 3.3%         |
| Pending Sales                            | 30          | 24                 | - 20.0%        | 302               | 271                | - 10.3%        |
| Closed Sales                             | 21          | 29                 | + 38.1%        | 298               | 280                | - 6.0%         |
| Days on Market Until Sale                | 25          | 23                 | - 8.0%         | 25                | 29                 | + 16.0%        |
| Median Sales Price*                      | \$1,965,000 | <b>\$1,899,000</b> | - 3.4%         | \$1,925,000       | <b>\$1,900,000</b> | - 1.3%         |
| Average Sales Price*                     | \$2,045,574 | <b>\$2,161,818</b> | + 5.7%         | \$2,026,506       | <b>\$2,091,215</b> | + 3.2%         |
| Percent of Original List Price Received* | 99.6%       | <b>98.9%</b>       | - 0.7%         | 98.3%             | <b>97.1%</b>       | - 1.2%         |
| Percent of List Price Received*          | 100.1%      | <b>99.6%</b>       | - 0.5%         | 99.6%             | <b>98.5%</b>       | - 1.1%         |
| Inventory of Homes for Sale              | 99          | 61                 | - 38.4%        | --                | --                 | --             |
| Months Supply of Inventory               | 3.9         | 2.7                | - 30.8%        | --                | --                 | --             |

\* 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.

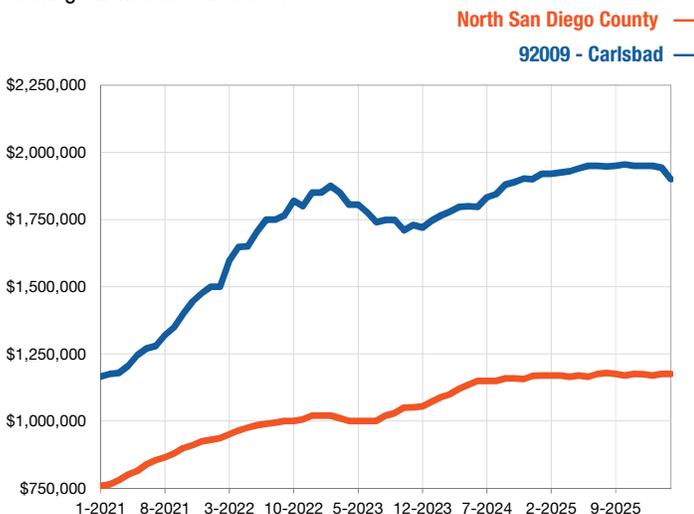
### Attached Single-Family

| Key Metrics                              | March     |                  |                | Rolling 12 Months |                  |                |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
|  | 2025      | 2026             | Percent Change | Thru 3-2025       | Thru 3-2026      | Percent Change |
| New Listings                             | 32        | 20               | - 37.5%        | 281               | 313              | + 11.4%        |
| Pending Sales                            | 21        | 15               | - 28.6%        | 184               | 200              | + 8.7%         |
| Closed Sales                             | 13        | 18               | + 38.5%        | 181               | 204              | + 12.7%        |
| Days on Market Until Sale                | 53        | 22               | - 58.5%        | 30                | 36               | + 20.0%        |
| Median Sales Price*                      | \$837,000 | <b>\$860,000</b> | + 2.7%         | \$815,000         | <b>\$810,000</b> | - 0.6%         |
| Average Sales Price*                     | \$884,308 | <b>\$954,809</b> | + 8.0%         | \$891,212         | <b>\$875,317</b> | - 1.8%         |
| Percent of Original List Price Received* | 96.3%     | <b>97.5%</b>     | + 1.2%         | 98.3%             | <b>97.3%</b>     | - 1.0%         |
| Percent of List Price Received*          | 97.2%     | <b>98.2%</b>     | + 1.0%         | 99.4%             | <b>99.2%</b>     | - 0.2%         |
| Inventory of Homes for Sale              | 76        | 46               | - 39.5%        | --                | --               | --             |
| Months Supply of Inventory               | 5.0       | 2.8              | - 44.0%        | --                | --               | --             |

\* 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

