

# Local Market Update for September 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92009 - Carlsbad

North San Diego County

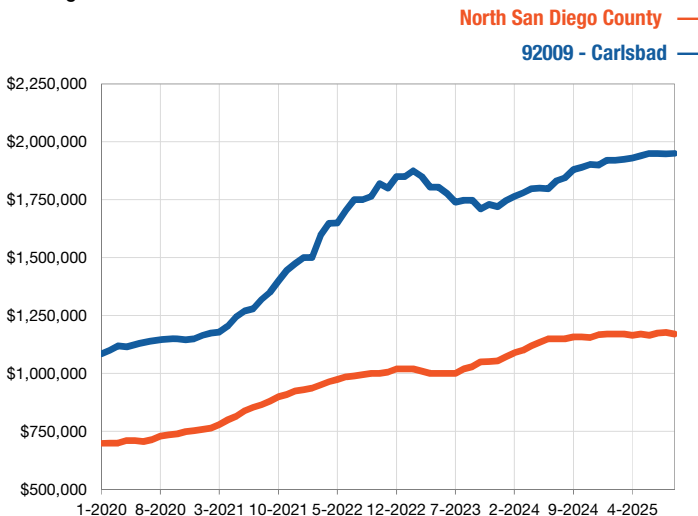
Detached Single-Family	September			Rolling 12 Months		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
<b>Key Metrics</b>						
New Listings	38	22	- 42.1%	384	380	- 1.0%
Pending Sales	28	22	- 21.4%	284	279	- 1.8%
Closed Sales	24	24	0.0%	274	285	+ 4.0%
Days on Market Until Sale	32	30	- 6.3%	24	26	+ 8.3%
Median Sales Price*	\$1,920,000	<b>\$2,040,000</b>	+ 6.3%	\$1,880,000	<b>\$1,950,000</b>	+ 3.7%
Average Sales Price*	\$2,129,917	<b>\$2,100,329</b>	- 1.4%	\$1,990,614	<b>\$2,060,991</b>	+ 3.5%
Percent of Original List Price Received*	96.8%	97.9%	+ 1.1%	98.6%	97.5%	- 1.1%
Percent of List Price Received*	98.3%	99.4%	+ 1.1%	99.8%	98.8%	- 1.0%
Inventory of Homes for Sale	60	44	- 26.7%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--

\* 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.

Attached Single-Family	September			Rolling 12 Months		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
<b>Key Metrics</b>						
New Listings	10	20	+ 100.0%	244	320	+ 31.1%
Pending Sales	16	14	- 12.5%	184	186	+ 1.1%
Closed Sales	14	12	- 14.3%	189	185	- 2.1%
Days on Market Until Sale	20	51	+ 155.0%	27	34	+ 25.9%
Median Sales Price*	\$770,500	<b>\$822,500</b>	+ 6.7%	\$796,000	<b>\$815,000</b>	+ 2.4%
Average Sales Price*	\$737,457	<b>\$847,417</b>	+ 14.9%	\$855,244	<b>\$883,426</b>	+ 3.3%
Percent of Original List Price Received*	98.7%	95.9%	- 2.8%	99.2%	97.6%	- 1.6%
Percent of List Price Received*	98.8%	99.2%	+ 0.4%	100.2%	99.0%	- 1.2%
Inventory of Homes for Sale	40	57	+ 42.5%	--	--	--
Months Supply of Inventory	2.6	3.7	+ 42.3%	--	--	--

\* 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

