Local Market Update for September 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92009 - Carlsbad

North San Diego County

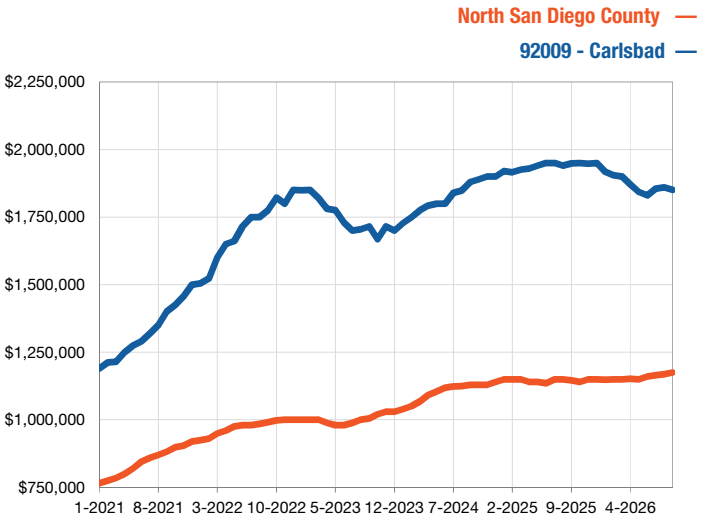
Detached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	23	**27**	+ 17.4%	388	**408**	+ 5.2%
Pending Sales	24	**17**	- 29.2%	286	**304**	+ 6.3%
Closed Sales	23	**23**	0.0%	290	**311**	+ 7.2%
Days on Market Until Sale	31	**34**	+ 9.7%	26	**29**	+ 11.5%
Median Sales Price*	$2,085,000	**$1,850,000**	- 11.3%	$1,949,000	**$1,850,000**	- 5.1%
Average Sales Price*	$2,146,996	**$1,913,195**	- 10.9%	$2,052,984	**$2,037,324**	- 0.8%
Percent of Original List Price Received*	97.4%	**97.5%**	+ 0.1%	97.5%	**97.6%**	+ 0.1%
Percent of List Price Received*	99.1%	**99.4%**	+ 0.3%	98.7%	**99.0%**	+ 0.3%
Inventory of Homes for Sale	102	**40**	- 60.8%	--	--	--
Months Supply of Inventory	4.3	**1.6**	- 62.8%	--	--	--

* 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.

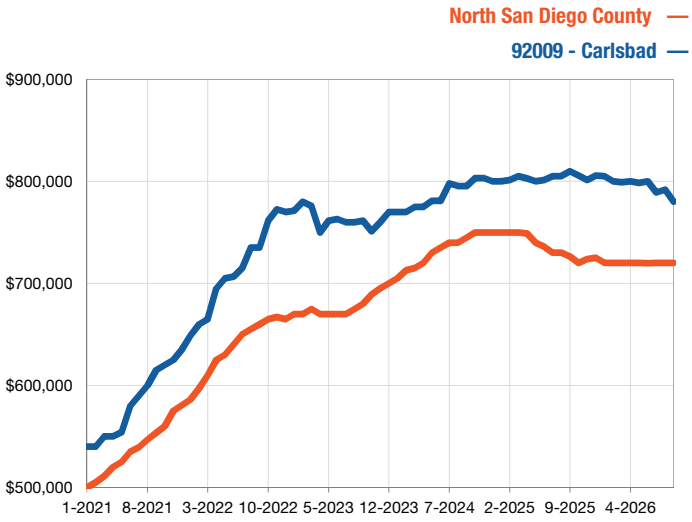
Attached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	20	**15**	- 25.0%	322	**316**	- 1.9%
Pending Sales	15	**15**	0.0%	184	**203**	+ 10.3%
Closed Sales	14	**13**	- 7.1%	182	**200**	+ 9.9%
Days on Market Until Sale	44	**56**	+ 27.3%	34	**38**	+ 11.8%
Median Sales Price*	$838,500	**$725,000**	- 13.5%	$810,000	**$780,000**	- 3.7%
Average Sales Price*	$935,429	**$794,308**	- 15.1%	$868,219	**$822,210**	- 5.3%
Percent of Original List Price Received*	97.1%	**94.7%**	- 2.5%	97.6%	**96.1%**	- 1.5%
Percent of List Price Received*	99.9%	**98.1%**	- 1.8%	99.1%	**98.4%**	- 0.7%
Inventory of Homes for Sale	91	**56**	- 38.5%	--	--	--
Months Supply of Inventory	5.9	**3.3**	- 44.1%	--	--	--

* 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



Current as of October 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.