

# Local Market Update for June 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92009 - Carlsbad

North San Diego County

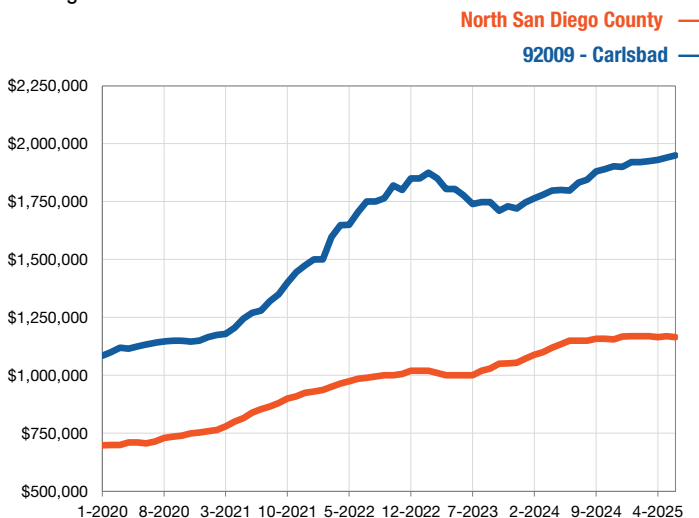
Detached Single-Family	June			Rolling 12 Months		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	41	35	- 14.6%	368	384	+ 4.3%
Pending Sales	24	27	+ 12.5%	267	300	+ 12.4%
Closed Sales	18	32	+ 77.8%	272	303	+ 11.4%
Days on Market Until Sale	12	23	+ 91.7%	21	27	+ 28.6%
Median Sales Price*	\$1,707,500	\$2,010,000	+ 17.7%	\$1,797,500	\$1,950,000	+ 8.5%
Average Sales Price*	\$1,965,250	\$2,238,219	+ 13.9%	\$1,907,502	\$2,066,375	+ 8.3%
Percent of Original List Price Received*	100.2%	97.3%	- 2.9%	99.2%	97.4%	- 1.8%
Percent of List Price Received*	100.7%	98.4%	- 2.3%	100.1%	98.8%	- 1.3%
Inventory of Homes for Sale	70	51	- 27.1%	--	--	--
Months Supply of Inventory	3.1	2.0	- 35.5%	--	--	--

\* 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.

Attached Single-Family	June			Rolling 12 Months		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	27	25	- 7.4%	243	294	+ 21.0%
Pending Sales	14	14	0.0%	185	184	- 0.5%
Closed Sales	17	25	+ 47.1%	186	182	- 2.2%
Days on Market Until Sale	15	29	+ 93.3%	24	32	+ 33.3%
Median Sales Price*	\$765,000	\$817,000	+ 6.8%	\$780,450	\$810,000	+ 3.8%
Average Sales Price*	\$839,876	\$867,876	+ 3.3%	\$839,370	\$881,287	+ 5.0%
Percent of Original List Price Received*	99.8%	98.2%	- 1.6%	99.7%	97.9%	- 1.8%
Percent of List Price Received*	100.8%	99.1%	- 1.7%	100.5%	99.1%	- 1.4%
Inventory of Homes for Sale	46	57	+ 23.9%	--	--	--
Months Supply of Inventory	3.0	3.7	+ 23.3%	--	--	--

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Median Sales Price – Detached Single-Family  
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family  
Rolling 12-Month Calculation

