

Local Market Update for May 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92009 - Carlsbad

North San Diego County

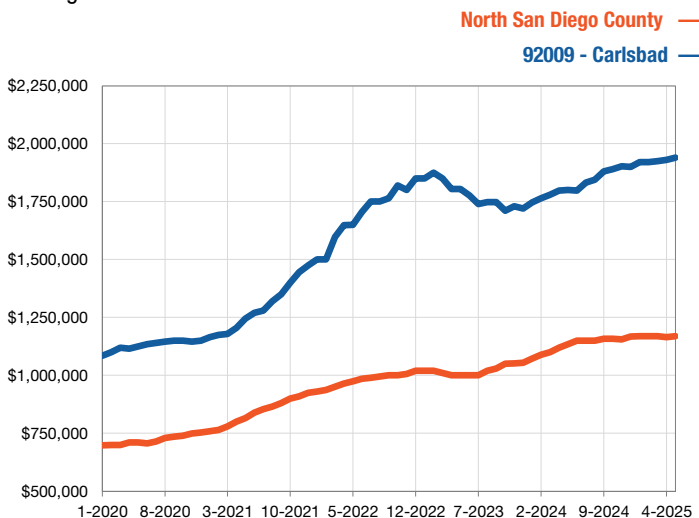
Detached Single-Family	May			Rolling 12 Months		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	33	35	+ 6.1%	374	387	+ 3.5%
Pending Sales	31	33	+ 6.5%	277	295	+ 6.5%
Closed Sales	41	36	- 12.2%	279	289	+ 3.6%
Days on Market Until Sale	17	17	0.0%	21	26	+ 23.8%
Median Sales Price*	\$1,930,000	\$1,997,500	+ 3.5%	\$1,800,000	\$1,940,000	+ 7.8%
Average Sales Price*	\$2,082,739	\$2,157,881	+ 3.6%	\$1,912,145	\$2,041,049	+ 6.7%
Percent of Original List Price Received*	99.8%	97.7%	- 2.1%	99.4%	97.6%	- 1.8%
Percent of List Price Received*	100.3%	98.9%	- 1.4%	100.2%	98.9%	- 1.3%
Inventory of Homes for Sale	55	55	0.0%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--

* 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.

Attached Single-Family	May			Rolling 12 Months		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	27	39	+ 44.4%	240	291	+ 21.3%
Pending Sales	23	25	+ 8.7%	191	184	- 3.7%
Closed Sales	23	14	- 39.1%	189	174	- 7.9%
Days on Market Until Sale	27	34	+ 25.9%	24	30	+ 25.0%
Median Sales Price*	\$887,000	\$810,750	- 8.6%	\$781,000	\$804,000	+ 2.9%
Average Sales Price*	\$977,739	\$897,714	- 8.2%	\$837,137	\$879,168	+ 5.0%
Percent of Original List Price Received*	100.0%	97.4%	- 2.6%	100.1%	98.0%	- 2.1%
Percent of List Price Received*	101.0%	100.1%	- 0.9%	100.7%	99.3%	- 1.4%
Inventory of Homes for Sale	36	51	+ 41.7%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

* 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

