

Local Market Update for February 2025

Provided by the North San Diego County REALTORS®.

92009 - Carlsbad

North San Diego County

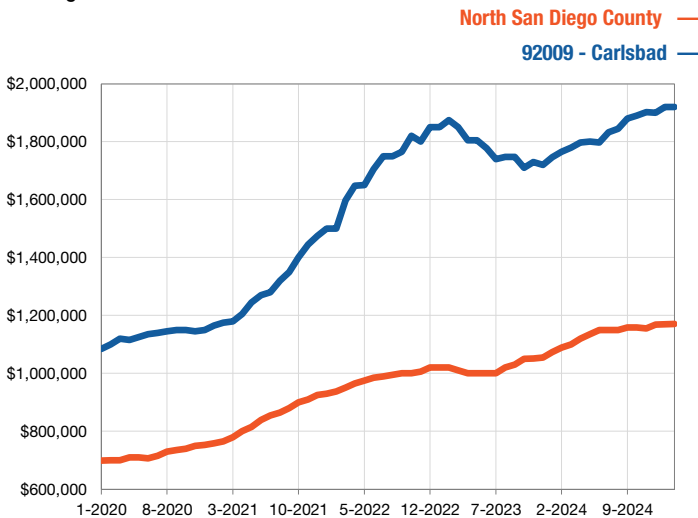
Detached Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	31	25	- 19.4%	345	387	+ 12.2%
Pending Sales	29	23	- 20.7%	256	299	+ 16.8%
Closed Sales	20	18	- 10.0%	255	302	+ 18.4%
Days on Market Until Sale	18	22	+ 22.2%	21	25	+ 19.0%
Median Sales Price*	\$1,845,000	\$1,879,000	+ 1.8%	\$1,765,000	\$1,920,000	+ 8.8%
Average Sales Price*	\$2,007,251	\$1,971,694	- 1.8%	\$1,860,265	\$2,028,704	+ 9.1%
Percent of Original List Price Received*	99.9%	98.8%	- 1.1%	99.1%	98.3%	- 0.8%
Percent of List Price Received*	100.2%	99.8%	- 0.4%	99.9%	99.6%	- 0.3%
Inventory of Homes for Sale	38	34	- 10.5%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--

* 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	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	17	22	+ 29.4%	225	261	+ 16.0%
Pending Sales	15	15	0.0%	176	180	+ 2.3%
Closed Sales	18	19	+ 5.6%	175	186	+ 6.3%
Days on Market Until Sale	30	22	- 26.7%	22	28	+ 27.3%
Median Sales Price*	\$780,500	\$815,000	+ 4.4%	\$775,000	\$804,000	+ 3.7%
Average Sales Price*	\$845,138	\$827,064	- 2.1%	\$816,639	\$882,388	+ 8.1%
Percent of Original List Price Received*	99.7%	98.7%	- 1.0%	99.8%	98.8%	- 1.0%
Percent of List Price Received*	100.1%	99.8%	- 0.3%	100.2%	100.0%	- 0.2%
Inventory of Homes for Sale	32	47	+ 46.9%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--

* 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

