

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92009 - Carlsbad

North San Diego County

Detached Single-Family

Key Metrics	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	38	42	+ 10.5%	394	407	+ 3.3%
Pending Sales	30	24	- 20.0%	302	271	- 10.3%
Closed Sales	21	29	+ 38.1%	298	280	- 6.0%
Days on Market Until Sale	25	23	- 8.0%	25	29	+ 16.0%
Median Sales Price*	\$1,965,000	\$1,899,000	- 3.4%	\$1,925,000	\$1,900,000	- 1.3%
Average Sales Price*	\$2,045,574	\$2,161,818	+ 5.7%	\$2,026,506	\$2,091,215	+ 3.2%
Percent of Original List Price Received*	99.6%	98.9%	- 0.7%	98.3%	97.1%	- 1.2%
Percent of List Price Received*	100.1%	99.6%	- 0.5%	99.6%	98.5%	- 1.1%
Inventory of Homes for Sale	99	61	- 38.4%	--	--	--
Months Supply of Inventory	3.9	2.7	- 30.8%	--	--	--

* 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.

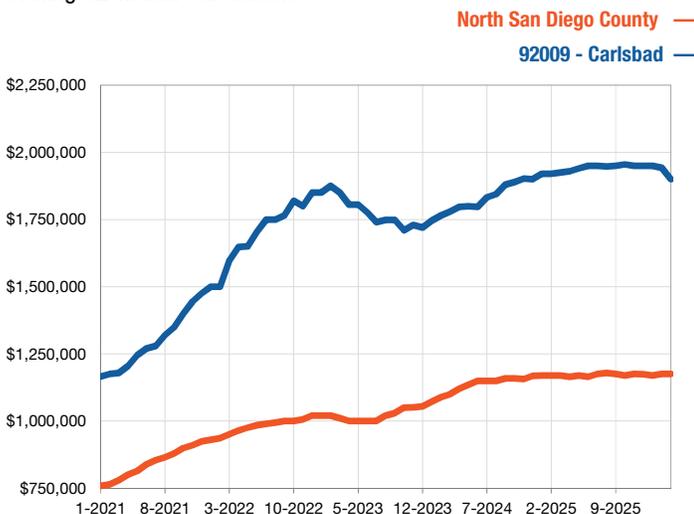
Attached Single-Family

Key Metrics	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	32	20	- 37.5%	281	313	+ 11.4%
Pending Sales	21	15	- 28.6%	184	200	+ 8.7%
Closed Sales	13	18	+ 38.5%	181	204	+ 12.7%
Days on Market Until Sale	53	22	- 58.5%	30	36	+ 20.0%
Median Sales Price*	\$837,000	\$860,000	+ 2.7%	\$815,000	\$810,000	- 0.6%
Average Sales Price*	\$884,308	\$954,809	+ 8.0%	\$891,212	\$875,317	- 1.8%
Percent of Original List Price Received*	96.3%	97.5%	+ 1.2%	98.3%	97.3%	- 1.0%
Percent of List Price Received*	97.2%	98.2%	+ 1.0%	99.4%	99.2%	- 0.2%
Inventory of Homes for Sale	76	46	- 39.5%	--	--	--
Months Supply of Inventory	5.0	2.8	- 44.0%	--	--	--

* 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.

Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

