

Local Market Update for August 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92009 - Carlsbad

North San Diego County

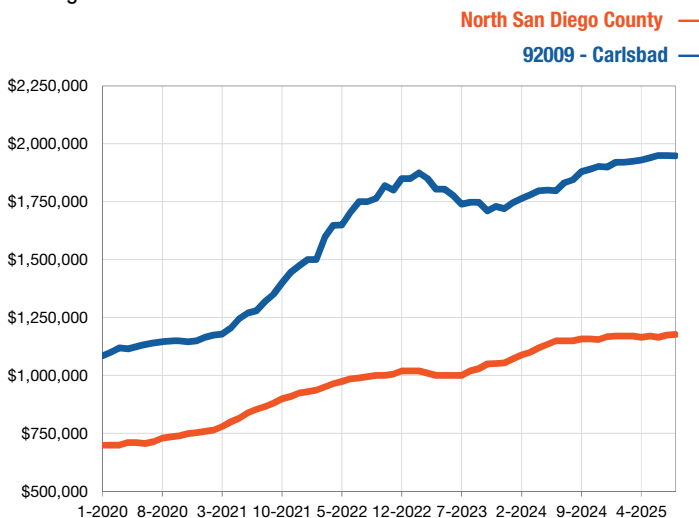
Detached Single-Family	August			Rolling 12 Months		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	31	27	- 12.9%	364	394	+ 8.2%
Pending Sales	22	17	- 22.7%	269	283	+ 5.2%
Closed Sales	26	16	- 38.5%	269	285	+ 5.9%
Days on Market Until Sale	32	42	+ 31.3%	24	26	+ 8.3%
Median Sales Price*	\$2,031,750	\$1,887,500	- 7.1%	\$1,845,000	\$1,948,000	+ 5.6%
Average Sales Price*	\$2,066,001	\$2,010,516	- 2.7%	\$1,945,458	\$2,063,483	+ 6.1%
Percent of Original List Price Received*	95.1%	95.3%	+ 0.2%	98.7%	97.4%	- 1.3%
Percent of List Price Received*	98.0%	97.6%	- 0.4%	100.0%	98.7%	- 1.3%
Inventory of Homes for Sale	60	62	+ 3.3%	--	--	--
Months Supply of Inventory	2.7	2.6	- 3.7%	--	--	--

* 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	August			Rolling 12 Months		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	28	24	- 14.3%	251	306	+ 21.9%
Pending Sales	11	13	+ 18.2%	186	188	+ 1.1%
Closed Sales	16	22	+ 37.5%	184	187	+ 1.6%
Days on Market Until Sale	34	27	- 20.6%	27	32	+ 18.5%
Median Sales Price*	\$730,000	\$750,000	+ 2.7%	\$797,000	\$810,000	+ 1.6%
Average Sales Price*	\$863,938	\$845,953	- 2.1%	\$861,781	\$874,808	+ 1.5%
Percent of Original List Price Received*	95.2%	97.5%	+ 2.4%	99.2%	97.8%	- 1.4%
Percent of List Price Received*	98.5%	98.9%	+ 0.4%	100.3%	99.0%	- 1.3%
Inventory of Homes for Sale	50	55	+ 10.0%	--	--	--
Months Supply of Inventory	3.2	3.5	+ 9.4%	--	--	--

* 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

