

# Local Market Update for March 2025

Provided by the North San Diego County REALTORS®.

## 92010 - Carlsbad

North San Diego County

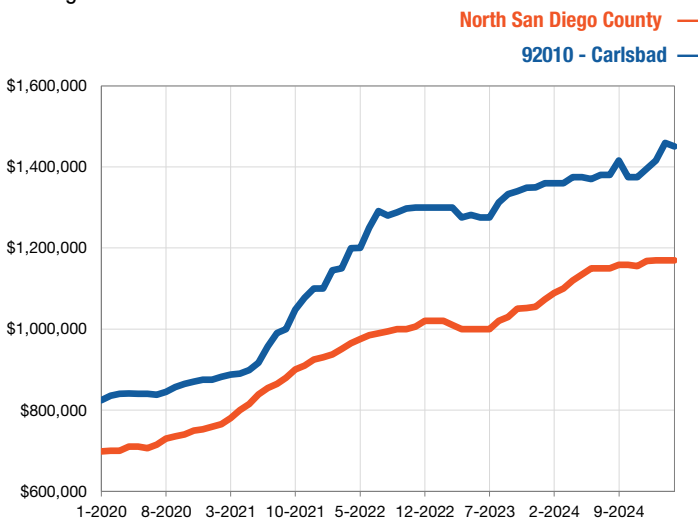
Detached Single-Family	March			Rolling 12 Months		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
<b>Key Metrics</b>						
New Listings	8	15	+ 87.5%	126	138	+ 9.5%
Pending Sales	10	9	- 10.0%	108	93	- 13.9%
Closed Sales	8	9	+ 12.5%	104	99	- 4.8%
Days on Market Until Sale	76	23	- 69.7%	24	28	+ 16.7%
Median Sales Price*	\$1,074,500	\$1,450,000	+ 34.9%	\$1,360,000	\$1,450,000	+ 6.6%
Average Sales Price*	\$1,178,125	\$1,497,556	+ 27.1%	\$1,367,631	\$1,390,742	+ 1.7%
Percent of Original List Price Received*	96.2%	95.2%	- 1.0%	100.0%	98.4%	- 1.6%
Percent of List Price Received*	99.9%	99.1%	- 0.8%	100.9%	99.9%	- 1.0%
Inventory of Homes for Sale	6	21	+ 250.0%	--	--	--
Months Supply of Inventory	0.7	2.7	+ 285.7%	--	--	--

\* 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	March			Rolling 12 Months		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
<b>Key Metrics</b>						
New Listings	6	6	0.0%	68	78	+ 14.7%
Pending Sales	7	2	- 71.4%	58	60	+ 3.4%
Closed Sales	4	4	0.0%	56	62	+ 10.7%
Days on Market Until Sale	14	18	+ 28.6%	19	28	+ 47.4%
Median Sales Price*	\$887,500	\$1,025,000	+ 15.5%	\$860,500	\$864,745	+ 0.5%
Average Sales Price*	\$918,500	\$1,040,250	+ 13.3%	\$867,054	\$901,176	+ 3.9%
Percent of Original List Price Received*	99.2%	101.2%	+ 2.0%	100.6%	98.3%	- 2.3%
Percent of List Price Received*	99.2%	100.8%	+ 1.6%	101.0%	99.7%	- 1.3%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.0	1.4	+ 40.0%	--	--	--

\* 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

