Local Market Update for October 2025

Provided by the North San Diego County REALTORS®.



92010 - Carlsbad

North San Diego County

Detached Single-Family	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	10	13	+ 30.0%	137	136	- 0.7%	
Pending Sales	8	11	+ 37.5%	100	103	+ 3.0%	
Closed Sales	11	5	- 54.5%	98	98	0.0%	
Days on Market Until Sale	36	47	+ 30.6%	27	36	+ 33.3%	
Median Sales Price*	\$1,343,000	\$1,315,000	- 2.1%	\$1,375,000	\$1,399,000	+ 1.7%	
Average Sales Price*	\$1,197,818	\$1,121,000	- 6.4%	\$1,346,475	\$1,306,072	- 3.0%	
Percent of Original List Price Received*	95.7%	97.2%	+ 1.6%	99.5%	96.0%	- 3.5%	
Percent of List Price Received*	98.6%	97.2%	- 1.4%	100.7%	98.6%	- 2.1%	
Inventory of Homes for Sale	25	20	- 20.0%				
Months Supply of Inventory	3.0	2.3	- 23.3%				

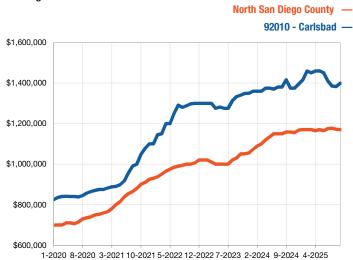
^{*} Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	9	5	- 44.4%	78	73	- 6.4%	
Pending Sales	6	5	- 16.7%	57	58	+ 1.8%	
Closed Sales	6	2	- 66.7%	54	60	+ 11.1%	
Days on Market Until Sale	35	22	- 37.1%	22	28	+ 27.3%	
Median Sales Price*	\$829,000	\$774,000	- 6.6%	\$872,500	\$849,500	- 2.6%	
Average Sales Price*	\$919,500	\$774,000	- 15.8%	\$896,500	\$904,574	+ 0.9%	
Percent of Original List Price Received*	94.7%	99.9%	+ 5.5%	98.7%	99.3%	+ 0.6%	
Percent of List Price Received*	98.3%	100.3%	+ 2.0%	100.0%	100.3%	+ 0.3%	
Inventory of Homes for Sale	13	6	- 53.8%				
Months Supply of Inventory	2.7	1.2	- 55.6%				

^{*} 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

