

Local Market Update for February 2026

Provided by the North San Diego County REALTORS®.

92010 - Carlsbad

North San Diego County

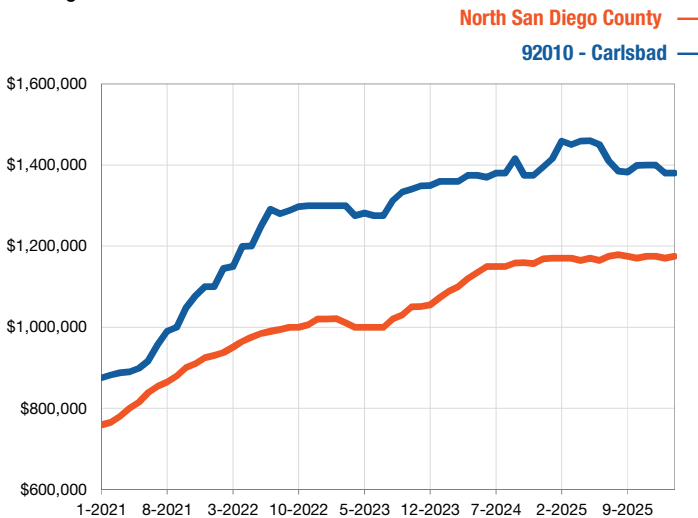
Detached Single-Family	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
Key Metrics						
New Listings	11	19	+ 72.7%	133	164	+ 23.3%
Pending Sales	6	16	+ 166.7%	94	117	+ 24.5%
Closed Sales	8	10	+ 25.0%	98	107	+ 9.2%
Days on Market Until Sale	69	35	- 49.3%	32	35	+ 9.4%
Median Sales Price*	\$1,495,000	\$1,420,000	- 5.0%	\$1,459,250	\$1,380,000	- 5.4%
Average Sales Price*	\$1,334,300	\$1,296,290	- 2.8%	\$1,363,576	\$1,298,647	- 4.8%
Percent of Original List Price Received*	94.0%	99.1%	+ 5.4%	98.5%	96.3%	- 2.2%
Percent of List Price Received*	98.7%	100.3%	+ 1.6%	100.0%	98.8%	- 1.2%
Inventory of Homes for Sale	21	26	+ 23.8%	--	--	--
Months Supply of Inventory	2.7	2.7	0.0%	--	--	--

* 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.

Attached Single-Family	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
Key Metrics						
New Listings	3	7	+ 133.3%	78	75	- 3.8%
Pending Sales	6	5	- 16.7%	65	49	- 24.6%
Closed Sales	5	0	- 100.0%	62	49	- 21.0%
Days on Market Until Sale	57	0	- 100.0%	28	20	- 28.6%
Median Sales Price*	\$805,000	\$0	- 100.0%	\$859,000	\$889,000	+ 3.5%
Average Sales Price*	\$797,980	\$0	- 100.0%	\$893,321	\$915,867	+ 2.5%
Percent of Original List Price Received*	97.2%	0.0%	- 100.0%	98.2%	100.1%	+ 1.9%
Percent of List Price Received*	99.7%	0.0%	- 100.0%	99.6%	100.8%	+ 1.2%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	0.7	1.7	+ 142.9%	--	--	--

* 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

