

# Local Market Update for August 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92010 - Carlsbad

North San Diego County

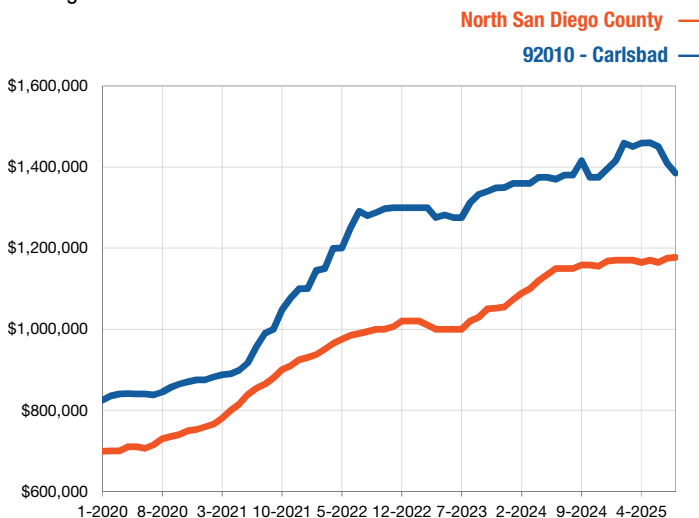
Detached Single-Family	August			Rolling 12 Months		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	16	6	- 62.5%	131	137	+ 4.6%
Pending Sales	10	4	- 60.0%	94	103	+ 9.6%
Closed Sales	8	14	+ 75.0%	97	105	+ 8.2%
Days on Market Until Sale	11	35	+ 218.2%	26	36	+ 38.5%
Median Sales Price*	\$1,380,000	\$1,313,750	- 4.8%	\$1,380,000	\$1,385,000	+ 0.4%
Average Sales Price*	\$1,456,375	\$1,233,607	- 15.3%	\$1,348,179	\$1,302,250	- 3.4%
Percent of Original List Price Received*	99.6%	97.0%	- 2.6%	99.9%	95.9%	- 4.0%
Percent of List Price Received*	99.6%	99.0%	- 0.6%	101.0%	98.6%	- 2.4%
Inventory of Homes for Sale	23	21	- 8.7%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--

\* 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	9	11	+ 22.2%	77	75	- 2.6%
Pending Sales	5	5	0.0%	55	61	+ 10.9%
Closed Sales	6	2	- 66.7%	55	63	+ 14.5%
Days on Market Until Sale	33	45	+ 36.4%	17	29	+ 70.6%
Median Sales Price*	\$1,020,000	\$812,500	- 20.3%	\$870,000	\$862,800	- 0.8%
Average Sales Price*	\$987,481	\$812,500	- 17.7%	\$886,400	\$911,455	+ 2.8%
Percent of Original List Price Received*	98.7%	97.9%	- 0.8%	99.8%	98.3%	- 1.5%
Percent of List Price Received*	98.4%	98.2%	- 0.2%	100.6%	99.6%	- 1.0%
Inventory of Homes for Sale	14	9	- 35.7%	--	--	--
Months Supply of Inventory	3.1	1.8	- 41.9%	--	--	--

\* 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

