Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92010 - Carlsbad

North San Diego County

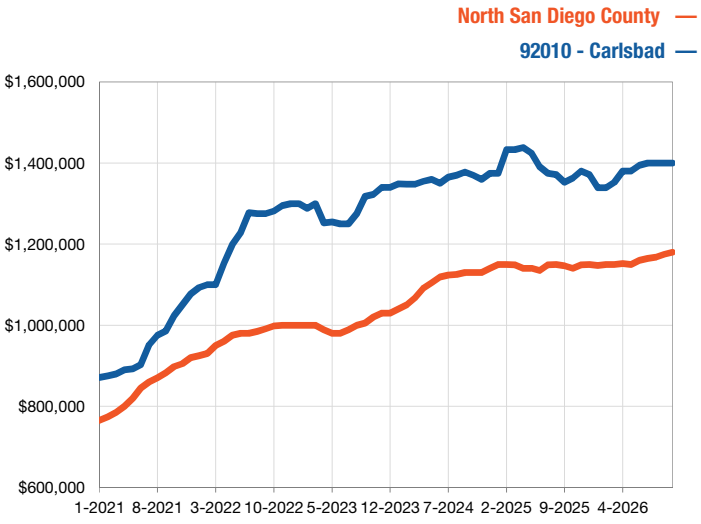
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	15	**13**	- 13.3%	149	**179**	+ 20.1%
Pending Sales	11	**10**	- 9.1%	113	**129**	+ 14.2%
Closed Sales	5	**9**	+ 80.0%	110	**133**	+ 20.9%
Days on Market Until Sale	47	**41**	- 12.8%	34	**32**	- 5.9%
Median Sales Price*	$1,315,000	**$1,235,000**	- 6.1%	$1,362,469	**$1,399,999**	+ 2.8%
Average Sales Price*	$1,121,000	**$1,089,367**	- 2.8%	$1,278,358	**$1,340,727**	+ 4.9%
Percent of Original List Price Received*	97.2%	**95.4%**	- 1.9%	96.3%	**97.3%**	+ 1.0%
Percent of List Price Received*	97.2%	**98.0%**	+ 0.8%	98.7%	**99.0%**	+ 0.3%
Inventory of Homes for Sale	27	**24**	- 11.1%	--	--	--
Months Supply of Inventory	2.9	**2.2**	- 24.1%	--	--	--

* 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.

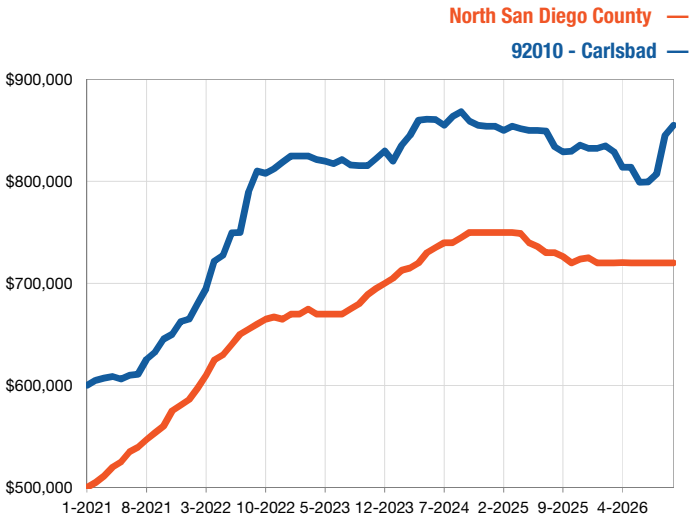
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	6	**5**	- 16.7%	65	**87**	+ 33.8%
Pending Sales	6	**4**	- 33.3%	50	**52**	+ 4.0%
Closed Sales	2	**6**	+ 200.0%	48	**53**	+ 10.4%
Days on Market Until Sale	22	**27**	+ 22.7%	31	**28**	- 9.7%
Median Sales Price*	$774,000	**$857,500**	+ 10.8%	$829,500	**$855,000**	+ 3.1%
Average Sales Price*	$774,000	**$862,317**	+ 11.4%	$867,713	**$893,844**	+ 3.0%
Percent of Original List Price Received*	99.9%	**96.8%**	- 3.1%	99.4%	**97.4%**	- 2.0%
Percent of List Price Received*	100.3%	**99.5%**	- 0.8%	100.6%	**99.2%**	- 1.4%
Inventory of Homes for Sale	9	**9**	0.0%	--	--	--
Months Supply of Inventory	2.2	**1.9**	- 13.6%	--	--	--

* 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



Current as of November 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.