

# Local Market Update for January 2026

Provided by the North San Diego County REALTORS®.

## 92010 - Carlsbad

North San Diego County

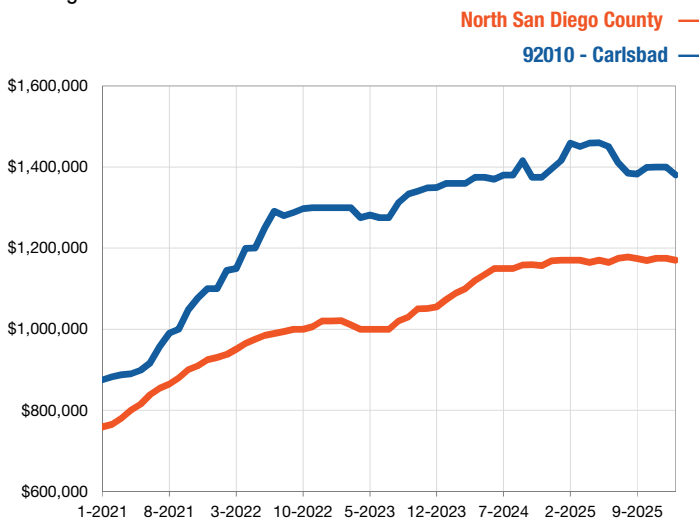
Detached Single-Family	January			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	9	18	+ 100.0%	128	153	+ 19.5%
Pending Sales	6	7	+ 16.7%	102	108	+ 5.9%
Closed Sales	4	3	- 25.0%	103	105	+ 1.9%
Days on Market Until Sale	16	19	+ 18.8%	29	38	+ 31.0%
Median Sales Price*	\$1,575,000	\$1,186,000	- 24.7%	\$1,416,000	\$1,380,000	- 2.5%
Average Sales Price*	\$1,561,125	\$1,215,074	- 22.2%	\$1,344,127	\$1,301,588	- 3.2%
Percent of Original List Price Received*	97.5%	94.9%	- 2.7%	99.1%	95.8%	- 3.3%
Percent of List Price Received*	97.5%	95.5%	- 2.1%	100.4%	98.6%	- 1.8%
Inventory of Homes for Sale	21	24	+ 14.3%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 8.0%	--	--	--

\* 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	January			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	5	4	- 20.0%	81	70	- 13.6%
Pending Sales	5	1	- 80.0%	64	50	- 21.9%
Closed Sales	6	3	- 50.0%	63	54	- 14.3%
Days on Market Until Sale	11	21	+ 90.9%	25	23	- 8.0%
Median Sales Price*	\$887,500	\$770,000	- 13.2%	\$875,000	\$854,500	- 2.3%
Average Sales Price*	\$882,500	\$879,000	- 0.4%	\$909,381	\$904,952	- 0.5%
Percent of Original List Price Received*	99.5%	98.5%	- 1.0%	98.8%	99.9%	+ 1.1%
Percent of List Price Received*	100.3%	99.8%	- 0.5%	99.9%	100.7%	+ 0.8%
Inventory of Homes for Sale	7	6	- 14.3%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

\* 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.

**Median Sales Price – Detached Single-Family**  
 Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
 Rolling 12-Month Calculation

