

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92010 - Carlsbad

North San Diego County

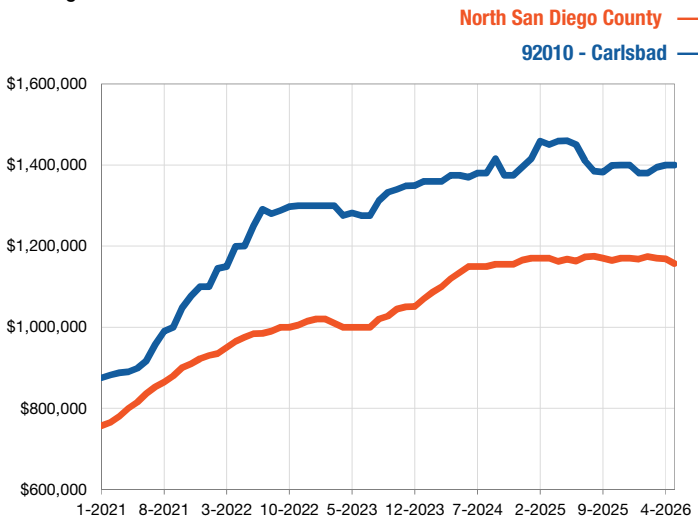
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	10	15	+ 50.0%	142	172	+ 21.1%
Pending Sales	16	9	- 43.8%	104	121	+ 16.3%
Closed Sales	9	15	+ 66.7%	97	124	+ 27.8%
Days on Market Until Sale	28	32	+ 14.3%	30	34	+ 13.3%
Median Sales Price*	\$1,321,000	\$1,350,000	+ 2.2%	\$1,460,000	\$1,399,500	- 4.1%
Average Sales Price*	\$1,180,561	\$1,212,433	+ 2.7%	\$1,391,041	\$1,339,837	- 3.7%
Percent of Original List Price Received*	96.1%	95.5%	- 0.6%	97.0%	96.7%	- 0.3%
Percent of List Price Received*	98.1%	98.5%	+ 0.4%	99.0%	98.8%	- 0.2%
Inventory of Homes for Sale	27	30	+ 11.1%	--	--	--
Months Supply of Inventory	3.1	3.0	- 3.2%	--	--	--

* 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	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	5	8	+ 60.0%	82	76	- 7.3%
Pending Sales	5	5	0.0%	69	45	- 34.8%
Closed Sales	11	7	- 36.4%	69	43	- 37.7%
Days on Market Until Sale	17	16	- 5.9%	28	20	- 28.6%
Median Sales Price*	\$940,000	\$1,015,000	+ 8.0%	\$910,000	\$850,000	- 6.6%
Average Sales Price*	\$938,727	\$985,286	+ 5.0%	\$921,206	\$904,988	- 1.8%
Percent of Original List Price Received*	99.9%	99.2%	- 0.7%	98.2%	100.3%	+ 2.1%
Percent of List Price Received*	100.5%	100.1%	- 0.4%	99.5%	101.0%	+ 1.5%
Inventory of Homes for Sale	5	14	+ 180.0%	--	--	--
Months Supply of Inventory	0.9	3.7	+ 311.1%	--	--	--

* 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.

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



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

