

# Local Market Update for May 2025

Provided by the North San Diego County REALTORS®.

## 92010 - Carlsbad

North San Diego County

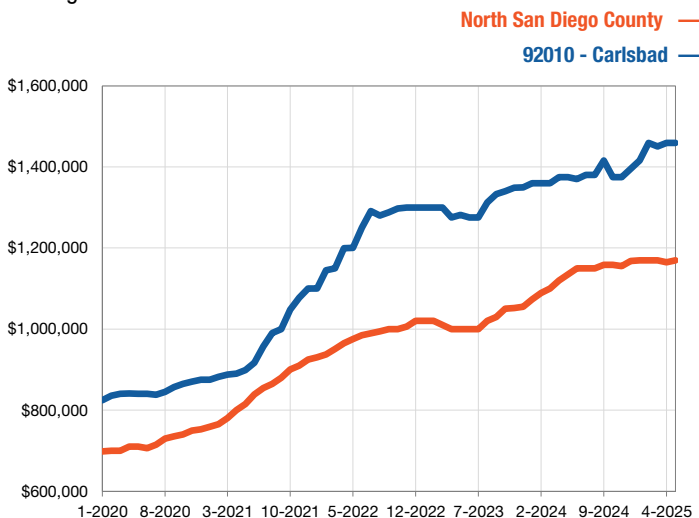
Detached Single-Family	May			Rolling 12 Months		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	13	8	- 38.5%	129	137	+ 6.2%
Pending Sales	8	15	+ 87.5%	98	103	+ 5.1%
Closed Sales	6	8	+ 33.3%	99	96	- 3.0%
Days on Market Until Sale	23	29	+ 26.1%	24	30	+ 25.0%
Median Sales Price*	\$1,282,500	\$1,019,525	- 20.5%	\$1,375,000	\$1,459,250	+ 6.1%
Average Sales Price*	\$1,191,000	\$1,137,506	- 4.5%	\$1,347,575	\$1,389,646	+ 3.1%
Percent of Original List Price Received*	103.9%	96.0%	- 7.6%	100.0%	97.0%	- 3.0%
Percent of List Price Received*	104.1%	98.2%	- 5.7%	101.1%	99.0%	- 2.1%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	2.3	2.2	- 4.3%	--	--	--

\* 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		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	6	4	- 33.3%	69	81	+ 17.4%
Pending Sales	4	3	- 25.0%	56	67	+ 19.6%
Closed Sales	2	11	+ 450.0%	56	69	+ 23.2%
Days on Market Until Sale	10	17	+ 70.0%	17	28	+ 64.7%
Median Sales Price*	\$848,345	\$940,000	+ 10.8%	\$868,345	\$910,000	+ 4.8%
Average Sales Price*	\$848,345	\$938,727	+ 10.7%	\$876,675	\$921,206	+ 5.1%
Percent of Original List Price Received*	99.3%	99.9%	+ 0.6%	100.1%	98.2%	- 1.9%
Percent of List Price Received*	99.3%	100.5%	+ 1.2%	101.0%	99.5%	- 1.5%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	1.9	0.9	- 52.6%	--	--	--

\* 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

