

Local Market Update for June 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92010 - Carlsbad

North San Diego County

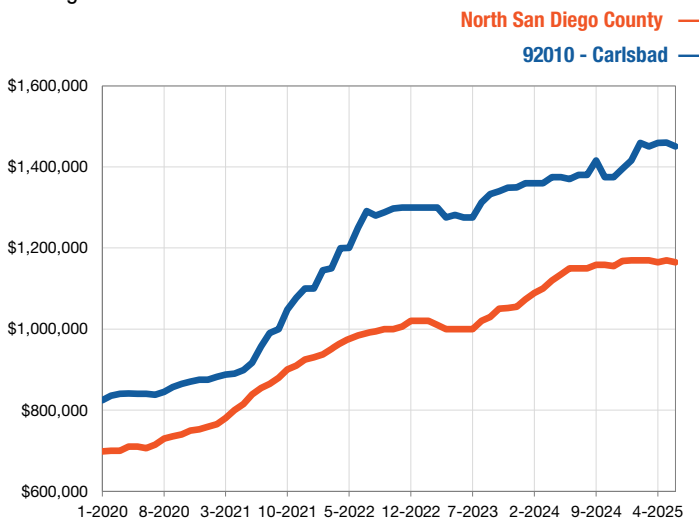
Detached Single-Family	June			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	15	15	0.0%	128	139	+ 8.6%
Pending Sales	15	14	- 6.7%	108	103	- 4.6%
Closed Sales	7	13	+ 85.7%	101	103	+ 2.0%
Days on Market Until Sale	33	33	0.0%	26	30	+ 15.4%
Median Sales Price*	\$1,525,000	\$1,350,900	- 11.4%	\$1,370,000	\$1,450,000	+ 5.8%
Average Sales Price*	\$1,369,557	\$1,195,592	- 12.7%	\$1,324,256	\$1,367,833	+ 3.3%
Percent of Original List Price Received*	98.0%	96.3%	- 1.7%	99.9%	96.9%	- 3.0%
Percent of List Price Received*	99.6%	98.5%	- 1.1%	101.1%	98.9%	- 2.2%
Inventory of Homes for Sale	18	18	0.0%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

* 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	June			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	12	4	- 66.7%	74	75	+ 1.4%
Pending Sales	3	2	- 33.3%	54	68	+ 25.9%
Closed Sales	1	3	+ 200.0%	53	71	+ 34.0%
Days on Market Until Sale	10	20	+ 100.0%	16	28	+ 75.0%
Median Sales Price*	\$690,000	\$829,000	+ 20.1%	\$866,690	\$875,000	+ 1.0%
Average Sales Price*	\$690,000	\$795,600	+ 15.3%	\$874,238	\$919,155	+ 5.1%
Percent of Original List Price Received*	100.0%	98.3%	- 1.7%	100.3%	98.2%	- 2.1%
Percent of List Price Received*	100.0%	100.8%	+ 0.8%	101.0%	99.5%	- 1.5%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	4.0	0.9	- 77.5%	--	--	--

* 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

