

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92011 - Carlsbad

North San Diego County

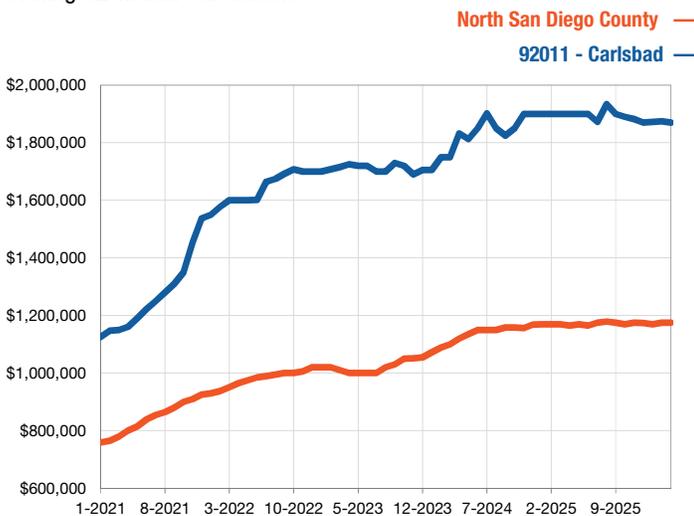
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	16	26	+ 62.5%	191	199	+ 4.2%
Pending Sales	14	19	+ 35.7%	138	148	+ 7.2%
Closed Sales	6	14	+ 133.3%	132	147	+ 11.4%
Days on Market Until Sale	7	22	+ 214.3%	27	27	0.0%
Median Sales Price*	\$2,512,500	\$1,850,000	- 26.4%	\$1,900,000	\$1,870,000	- 1.6%
Average Sales Price*	\$2,559,634	\$1,922,229	- 24.9%	\$1,918,049	\$1,903,131	- 0.8%
Percent of Original List Price Received*	105.0%	103.7%	- 1.2%	98.2%	98.6%	+ 0.4%
Percent of List Price Received*	105.8%	104.8%	- 0.9%	99.6%	99.6%	0.0%
Inventory of Homes for Sale	26	21	- 19.2%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--

* 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	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	14	9	- 35.7%	102	93	- 8.8%
Pending Sales	5	6	+ 20.0%	79	75	- 5.1%
Closed Sales	5	7	+ 40.0%	80	76	- 5.0%
Days on Market Until Sale	18	14	- 22.2%	27	29	+ 7.4%
Median Sales Price*	\$1,280,000	\$975,000	- 23.8%	\$1,064,825	\$962,500	- 9.6%
Average Sales Price*	\$1,239,800	\$1,222,143	- 1.4%	\$1,131,878	\$1,081,241	- 4.5%
Percent of Original List Price Received*	95.4%	95.4%	0.0%	97.3%	96.9%	- 0.4%
Percent of List Price Received*	96.3%	96.1%	- 0.2%	98.8%	98.2%	- 0.6%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	2.7	1.8	- 33.3%	--	--	--

* 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.

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



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

