

# Local Market Update for November 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92011 - Carlsbad

North San Diego County

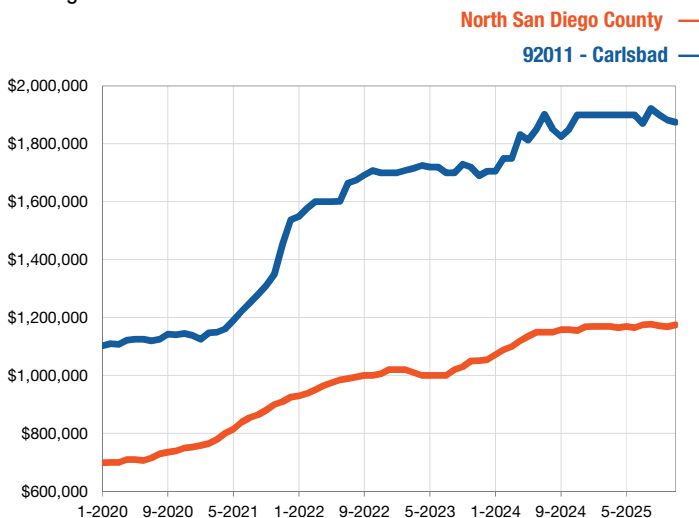
Detached Single-Family	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	9	9	0.0%	186	188	+ 1.1%
Pending Sales	12	8	- 33.3%	139	143	+ 2.9%
Closed Sales	10	11	+ 10.0%	131	147	+ 12.2%
Days on Market Until Sale	36	42	+ 16.7%	26	28	+ 7.7%
Median Sales Price*	\$1,825,000	\$1,870,000	+ 2.5%	\$1,900,000	\$1,875,000	- 1.3%
Average Sales Price*	\$1,780,400	\$2,081,364	+ 16.9%	\$1,899,582	\$1,909,995	+ 0.5%
Percent of Original List Price Received*	97.3%	98.1%	+ 0.8%	97.5%	98.7%	+ 1.2%
Percent of List Price Received*	101.5%	99.4%	- 2.1%	99.4%	99.4%	0.0%
Inventory of Homes for Sale	27	12	- 55.6%	--	--	--
Months Supply of Inventory	2.3	1.0	- 56.5%	--	--	--

\* 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.

Attached Single-Family	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	3	7	+ 133.3%	103	98	- 4.9%
Pending Sales	9	2	- 77.8%	83	74	- 10.8%
Closed Sales	2	3	+ 50.0%	77	80	+ 3.9%
Days on Market Until Sale	21	20	- 4.8%	18	31	+ 72.2%
Median Sales Price*	\$1,006,000	\$815,000	- 19.0%	\$1,050,000	\$1,049,950	- 0.0%
Average Sales Price*	\$1,006,000	\$913,000	- 9.2%	\$1,112,284	\$1,086,229	- 2.3%
Percent of Original List Price Received*	98.6%	97.6%	- 1.0%	98.8%	96.8%	- 2.0%
Percent of List Price Received*	98.1%	98.5%	+ 0.4%	100.0%	98.3%	- 1.7%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

\* 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

