

Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92011 - Carlsbad

North San Diego County

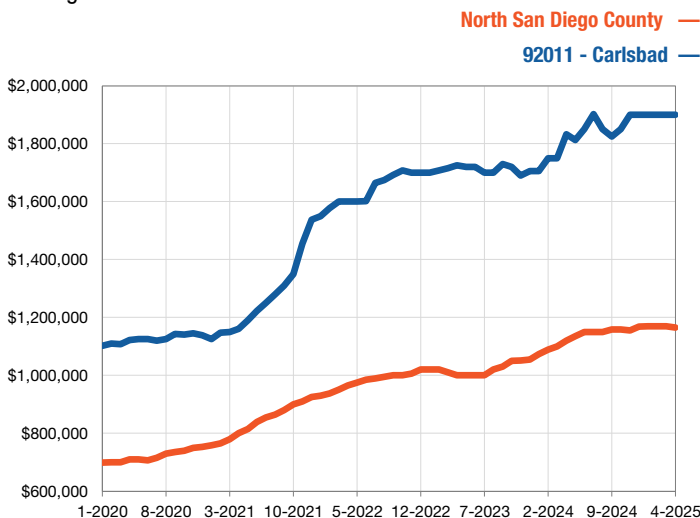
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	15	18	+ 20.0%	172	191	+ 11.0%
Pending Sales	13	10	- 23.1%	132	135	+ 2.3%
Closed Sales	10	14	+ 40.0%	126	136	+ 7.9%
Days on Market Until Sale	13	26	+ 100.0%	18	28	+ 55.6%
Median Sales Price*	\$2,087,500	\$1,836,000	- 12.0%	\$1,832,500	\$1,900,000	+ 3.7%
Average Sales Price*	\$2,074,200	\$1,885,094	- 9.1%	\$1,893,252	\$1,903,175	+ 0.5%
Percent of Original List Price Received*	98.5%	99.7%	+ 1.2%	98.4%	98.4%	0.0%
Percent of List Price Received*	99.5%	100.3%	+ 0.8%	99.5%	99.7%	+ 0.2%
Inventory of Homes for Sale	18	20	+ 11.1%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--

* 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	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	12	5	- 58.3%	107	95	- 11.2%
Pending Sales	10	9	- 10.0%	84	78	- 7.1%
Closed Sales	6	8	+ 33.3%	78	82	+ 5.1%
Days on Market Until Sale	20	13	- 35.0%	13	27	+ 107.7%
Median Sales Price*	\$1,055,000	\$989,450	- 6.2%	\$1,010,500	\$1,059,825	+ 4.9%
Average Sales Price*	\$1,182,333	\$1,042,788	- 11.8%	\$1,082,306	\$1,119,494	+ 3.4%
Percent of Original List Price Received*	96.2%	98.5%	+ 2.4%	99.5%	97.5%	- 2.0%
Percent of List Price Received*	98.6%	100.5%	+ 1.9%	100.3%	99.0%	- 1.3%
Inventory of Homes for Sale	12	7	- 41.7%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--

* 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

