

Local Market Update for July 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92011 - Carlsbad

North San Diego County

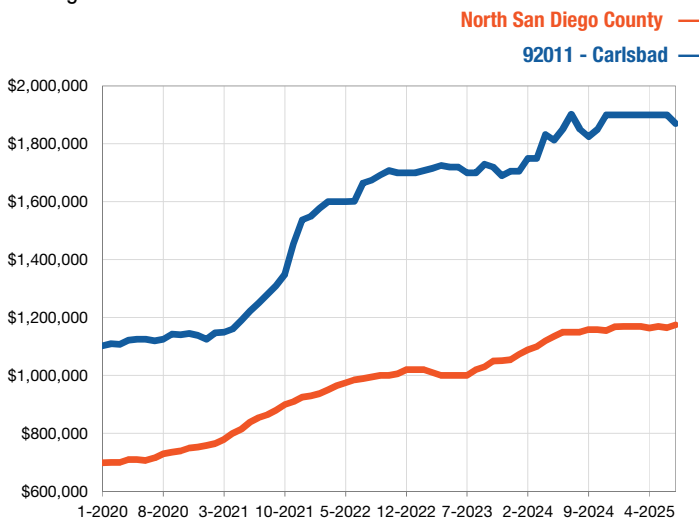
Detached Single-Family	July			Rolling 12 Months		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	23	23	0.0%	180	198	+ 10.0%
Pending Sales	15	10	- 33.3%	128	142	+ 10.9%
Closed Sales	17	21	+ 23.5%	120	147	+ 22.5%
Days on Market Until Sale	31	22	- 29.0%	23	27	+ 17.4%
Median Sales Price*	\$1,980,000	\$1,750,000	- 11.6%	\$1,902,450	\$1,870,000	- 1.7%
Average Sales Price*	\$2,063,912	\$1,722,519	- 16.5%	\$1,934,875	\$1,878,765	- 2.9%
Percent of Original List Price Received*	98.5%	97.3%	- 1.2%	98.3%	98.0%	- 0.3%
Percent of List Price Received*	100.4%	98.0%	- 2.4%	99.6%	99.2%	- 0.4%
Inventory of Homes for Sale	37	32	- 13.5%	--	--	--
Months Supply of Inventory	3.5	2.7	- 22.9%	--	--	--

* 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	July			Rolling 12 Months		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	8	8	0.0%	103	101	- 1.9%
Pending Sales	4	6	+ 50.0%	85	77	- 9.4%
Closed Sales	4	9	+ 125.0%	86	78	- 9.3%
Days on Market Until Sale	32	19	- 40.6%	13	32	+ 146.2%
Median Sales Price*	\$1,135,000	\$925,000	- 18.5%	\$1,020,000	\$1,052,500	+ 3.2%
Average Sales Price*	\$1,113,125	\$1,007,222	- 9.5%	\$1,093,334	\$1,096,519	+ 0.3%
Percent of Original List Price Received*	96.2%	96.5%	+ 0.3%	99.6%	96.7%	- 2.9%
Percent of List Price Received*	98.6%	97.2%	- 1.4%	100.6%	98.4%	- 2.2%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--

* 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

