

Local Market Update for May 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92011 - Carlsbad

North San Diego County

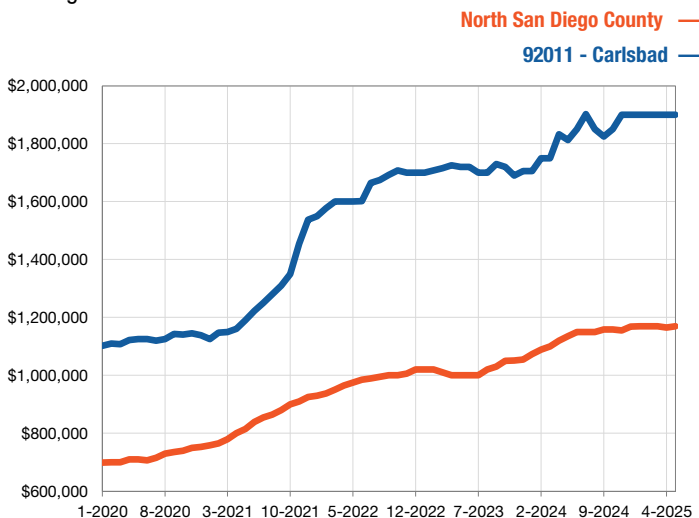
Detached Single-Family	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	23	23	0.0%	171	198	+ 15.8%
Pending Sales	8	14	+ 75.0%	123	142	+ 15.4%
Closed Sales	11	15	+ 36.4%	128	140	+ 9.4%
Days on Market Until Sale	36	20	- 44.4%	20	27	+ 35.0%
Median Sales Price*	\$1,675,000	\$1,875,000	+ 11.9%	\$1,812,500	\$1,900,000	+ 4.8%
Average Sales Price*	\$1,708,727	\$1,992,734	+ 16.6%	\$1,882,506	\$1,928,048	+ 2.4%
Percent of Original List Price Received*	98.6%	97.6%	- 1.0%	98.5%	98.3%	- 0.2%
Percent of List Price Received*	99.4%	98.6%	- 0.8%	99.6%	99.6%	0.0%
Inventory of Homes for Sale	31	34	+ 9.7%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--

* 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.

Attached Single-Family	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	10	6	- 40.0%	109	94	- 13.8%
Pending Sales	11	6	- 45.5%	89	73	- 18.0%
Closed Sales	13	7	- 46.2%	84	76	- 9.5%
Days on Market Until Sale	14	49	+ 250.0%	13	31	+ 138.5%
Median Sales Price*	\$1,030,000	\$879,000	- 14.7%	\$1,020,000	\$1,064,825	+ 4.4%
Average Sales Price*	\$1,059,723	\$967,857	- 8.7%	\$1,082,858	\$1,115,751	+ 3.0%
Percent of Original List Price Received*	99.5%	95.8%	- 3.7%	99.4%	97.0%	- 2.4%
Percent of List Price Received*	100.8%	98.4%	- 2.4%	100.4%	98.6%	- 1.8%
Inventory of Homes for Sale	10	10	0.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

* 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.

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



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

