

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92011 - Carlsbad

North San Diego County

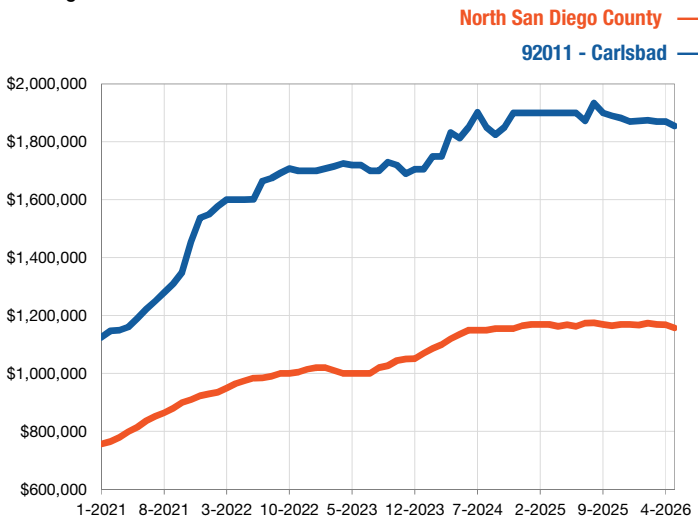
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	27	16	- 40.7%	203	185	- 8.9%
Pending Sales	15	16	+ 6.7%	143	151	+ 5.6%
Closed Sales	15	9	- 40.0%	140	150	+ 7.1%
Days on Market Until Sale	20	39	+ 95.0%	27	27	0.0%
Median Sales Price*	\$1,875,000	\$1,543,500	- 17.7%	\$1,900,000	\$1,854,500	- 2.4%
Average Sales Price*	\$1,992,734	\$1,633,173	- 18.0%	\$1,928,048	\$1,876,790	- 2.7%
Percent of Original List Price Received*	97.6%	92.8%	- 4.9%	98.3%	98.7%	+ 0.4%
Percent of List Price Received*	98.6%	94.9%	- 3.8%	99.6%	99.5%	- 0.1%
Inventory of Homes for Sale	45	19	- 57.8%	--	--	--
Months Supply of Inventory	3.8	1.5	- 60.5%	--	--	--

* 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	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	6	5	- 16.7%	94	90	- 4.3%
Pending Sales	6	6	0.0%	73	71	- 2.7%
Closed Sales	7	7	0.0%	76	73	- 3.9%
Days on Market Until Sale	49	63	+ 28.6%	31	30	- 3.2%
Median Sales Price*	\$879,000	\$1,035,000	+ 17.7%	\$1,064,825	\$1,000,000	- 6.1%
Average Sales Price*	\$967,857	\$1,059,643	+ 9.5%	\$1,115,751	\$1,106,623	- 0.8%
Percent of Original List Price Received*	95.8%	95.0%	- 0.8%	97.0%	97.0%	0.0%
Percent of List Price Received*	98.4%	98.0%	- 0.4%	98.6%	98.2%	- 0.4%
Inventory of Homes for Sale	15	9	- 40.0%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--

* 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

