Local Market Update for August 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92009 - Carlsbad

North San Diego County

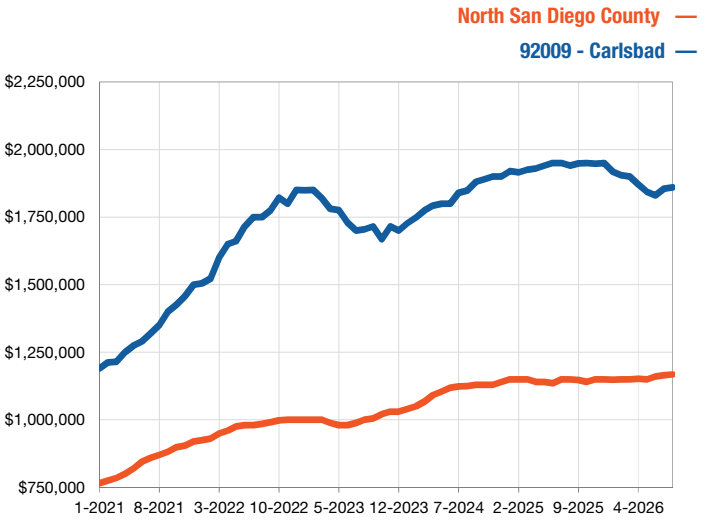
Detached Single-Family	August			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 8-2025**	**Thru 8-2026**	Percent Change
New Listings	31	**21**	- 32.3%	403	**404**	+ 0.2%
Pending Sales	18	**21**	+ 16.7%	290	**311**	+ 7.2%
Closed Sales	17	**22**	+ 29.4%	291	**309**	+ 6.2%
Days on Market Until Sale	40	**35**	- 12.5%	26	**29**	+ 11.5%
Median Sales Price*	$1,875,000	**$1,910,000**	+ 1.9%	$1,940,000	**$1,860,000**	- 4.1%
Average Sales Price*	$1,961,368	**$1,981,841**	+ 1.0%	$2,051,899	**$2,053,901**	+ 0.1%
Percent of Original List Price Received*	95.7%	**96.7%**	+ 1.0%	97.4%	**97.6%**	+ 0.2%
Percent of List Price Received*	97.9%	**98.7%**	+ 0.8%	98.6%	**99.0%**	+ 0.4%
Inventory of Homes for Sale	122	**35**	- 71.3%	--	--	--
Months Supply of Inventory	5.0	**1.4**	- 72.0%	--	--	--

* 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.

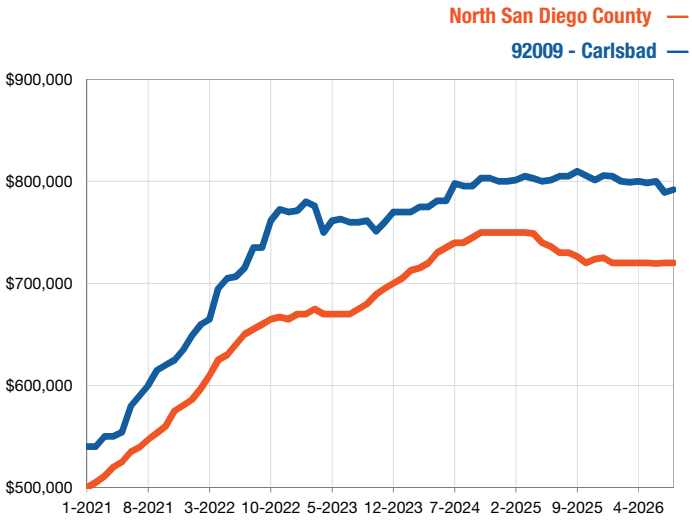
Attached Single-Family	August			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 8-2025**	**Thru 8-2026**	Percent Change
New Listings	26	**21**	- 19.2%	312	**317**	+ 1.6%
Pending Sales	14	**15**	+ 7.1%	185	**200**	+ 8.1%
Closed Sales	21	**21**	0.0%	182	**201**	+ 10.4%
Days on Market Until Sale	28	**35**	+ 25.0%	32	**37**	+ 15.6%
Median Sales Price*	$730,000	**$750,000**	+ 2.7%	$805,000	**$792,000**	- 1.6%
Average Sales Price*	$830,285	**$865,750**	+ 4.3%	$852,990	**$831,949**	- 2.5%
Percent of Original List Price Received*	97.3%	**95.8%**	- 1.5%	97.8%	**96.3%**	- 1.5%
Percent of List Price Received*	98.8%	**99.1%**	+ 0.3%	99.0%	**98.6%**	- 0.4%
Inventory of Homes for Sale	96	**63**	- 34.4%	--	--	--
Months Supply of Inventory	6.2	**3.8**	- 38.7%	--	--	--

* 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



Current as of September 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.