

Local Market Update for January 2026

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92008

Carlsbad NW

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		32	19	- 40.6%	32	19	- 40.6%
Pending Sales		17	10	- 41.2%	17	10	- 41.2%
Closed Sales		11	10	- 9.1%	11	10	- 9.1%
Median Sales Price*		\$2,070,000	\$1,862,000	- 10.0%	\$2,070,000	\$1,862,000	- 10.0%
Percent of Original List Price Received*		95.8%	97.9%	+ 2.2%	95.8%	97.9%	+ 2.2%
Days on Market Until Sale		54	50	- 7.4%	54	50	- 7.4%
Inventory of Homes for Sale		37	31	- 16.2%	--	--	--
Months Supply of Inventory		3.0	2.4	- 20.0%	--	--	--

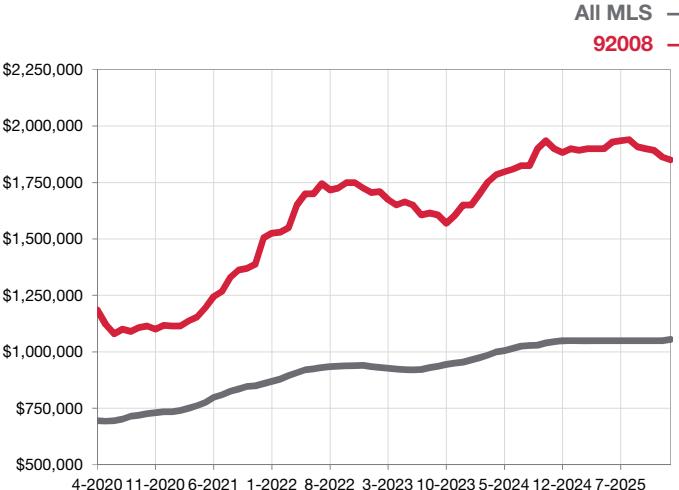
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		12	16	+ 33.3%	12	16	+ 33.3%
Pending Sales		9	12	+ 33.3%	9	12	+ 33.3%
Closed Sales		3	6	+ 100.0%	3	6	+ 100.0%
Median Sales Price*		\$1,100,000	\$1,654,495	+ 50.4%	\$1,100,000	\$1,654,495	+ 50.4%
Percent of Original List Price Received*		96.8%	98.5%	+ 1.8%	96.8%	98.5%	+ 1.8%
Days on Market Until Sale		33	29	- 12.1%	33	29	- 12.1%
Inventory of Homes for Sale		31	32	+ 3.2%	--	--	--
Months Supply of Inventory		2.9	3.0	+ 3.4%	--	--	--

* 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 – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

