

Local Market Update for December 2025

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

92009

Carlsbad SE

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		3	3	0.0%	368	335	- 9.0%
Pending Sales		16	21	+ 31.3%	302	266	- 11.9%
Closed Sales		30	21	- 30.0%	307	258	- 16.0%
Median Sales Price*		\$1,775,000	\$1,712,500	- 3.5%	\$1,900,000	\$1,962,500	+ 3.3%
Percent of Original List Price Received*		97.3%	94.2%	- 3.2%	98.4%	97.1%	- 1.3%
Days on Market Until Sale		42	45	+ 7.1%	35	36	+ 2.9%
Inventory of Homes for Sale		33	12	- 63.6%	--	--	--
Months Supply of Inventory		1.3	0.5	- 61.5%	--	--	--

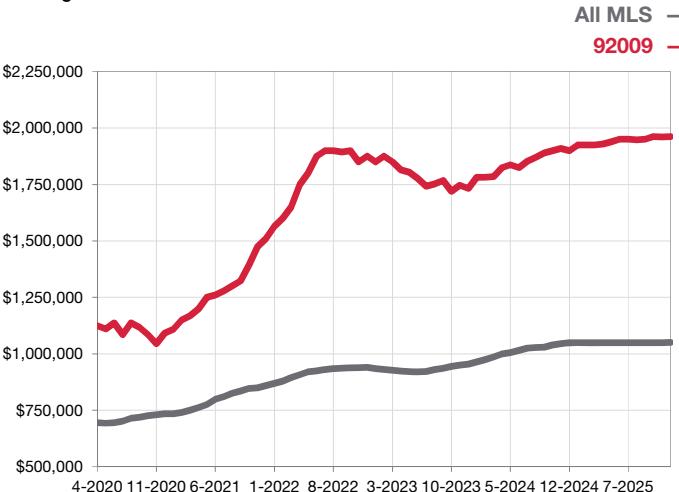
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		17	0	- 100.0%	231	285	+ 23.4%
Pending Sales		12	10	- 16.7%	184	201	+ 9.2%
Closed Sales		9	14	+ 55.6%	179	203	+ 13.4%
Median Sales Price*		\$725,000	\$758,750	+ 4.7%	\$800,000	\$806,500	+ 0.8%
Percent of Original List Price Received*		96.5%	98.0%	+ 1.6%	99.0%	97.5%	- 1.5%
Days on Market Until Sale		32	36	+ 12.5%	42	43	+ 2.4%
Inventory of Homes for Sale		35	15	- 57.1%	--	--	--
Months Supply of Inventory		2.3	0.9	- 60.9%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

