

Local Market Update for December 2025

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

92010

Carlsbad NE

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		2	2	0.0%	97	87	- 10.3%
Pending Sales		2	4	+ 100.0%	82	78	- 4.9%
Closed Sales		6	8	+ 33.3%	83	79	- 4.8%
Median Sales Price*		\$1,462,500	\$1,740,000	+ 19.0%	\$1,500,000	\$1,499,000	- 0.1%
Percent of Original List Price Received*		96.3%	96.8%	+ 0.5%	100.2%	97.4%	- 2.8%
Days on Market Until Sale		61	39	- 36.1%	32	38	+ 18.8%
Inventory of Homes for Sale		10	4	- 60.0%	--	--	--
Months Supply of Inventory		1.5	0.6	- 60.0%	--	--	--

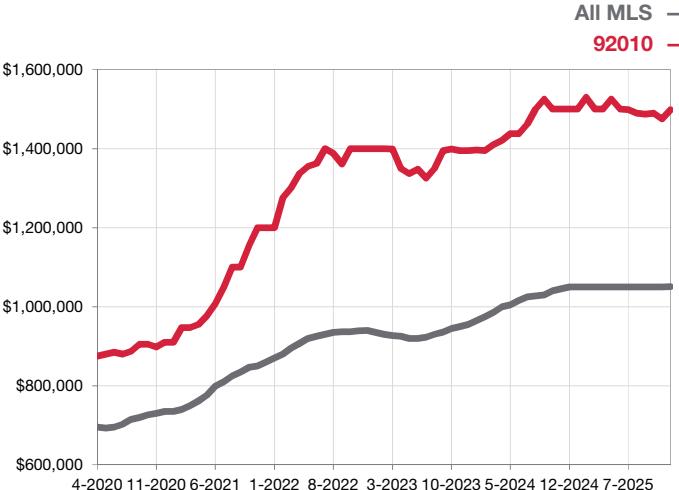
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		7	1	- 85.7%	73	63	- 13.7%
Pending Sales		6	4	- 33.3%	61	54	- 11.5%
Closed Sales		6	4	- 33.3%	60	56	- 6.7%
Median Sales Price*		\$880,500	\$824,500	- 6.4%	\$864,745	\$854,500	- 1.2%
Percent of Original List Price Received*		100.1%	103.4%	+ 3.3%	98.7%	99.9%	+ 1.2%
Days on Market Until Sale		55	10	- 81.8%	37	26	- 29.7%
Inventory of Homes for Sale		7	2	- 71.4%	--	--	--
Months Supply of Inventory		1.4	0.4	- 71.4%	--	--	--

* 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

