

Local Market Update for November 2025

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

92008

Carlsbad NW

Detached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		13	13	0.0%	214	271	+ 26.6%
Pending Sales		17	7	- 58.8%	136	148	+ 8.8%
Closed Sales		6	11	+ 83.3%	126	146	+ 15.9%
Median Sales Price*		\$1,862,500	\$1,573,900	- 15.5%	\$1,900,000	\$1,900,000	0.0%
Percent of Original List Price Received*		94.3%	93.5%	- 0.8%	98.0%	96.5%	- 1.5%
Days on Market Until Sale		65	65	0.0%	34	44	+ 29.4%
Inventory of Homes for Sale		44	42	- 4.5%	--	--	--
Months Supply of Inventory		3.7	3.2	- 13.5%	--	--	--

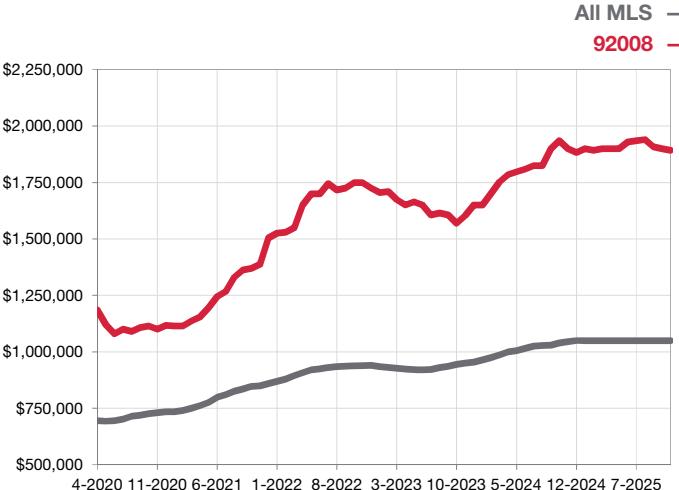
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		9	15	+ 66.7%	169	216	+ 27.8%
Pending Sales		9	9	0.0%	120	119	- 0.8%
Closed Sales		12	15	+ 25.0%	114	113	- 0.9%
Median Sales Price*		\$1,101,842	\$1,199,636	+ 8.9%	\$1,200,000	\$1,199,900	- 0.0%
Percent of Original List Price Received*		95.9%	95.7%	- 0.2%	96.6%	96.2%	- 0.4%
Days on Market Until Sale		66	63	- 4.5%	42	56	+ 33.3%
Inventory of Homes for Sale		35	40	+ 14.3%	--	--	--
Months Supply of Inventory		3.4	3.9	+ 14.7%	--	--	--

* 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 – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

