

Local Market Update for January 2026

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

92010

Carlsbad NE

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		6	12	+ 100.0%	6	12	+ 100.0%
Pending Sales		4	4	0.0%	4	4	0.0%
Closed Sales		4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*		\$1,575,000	\$1,186,000	- 24.7%	\$1,575,000	\$1,186,000	- 24.7%
Percent of Original List Price Received*		97.5%	94.9%	- 2.7%	97.5%	94.9%	- 2.7%
Days on Market Until Sale		37	33	- 10.8%	37	33	- 10.8%
Inventory of Homes for Sale		11	13	+ 18.2%	--	--	--
Months Supply of Inventory		1.7	2.0	+ 17.6%	--	--	--

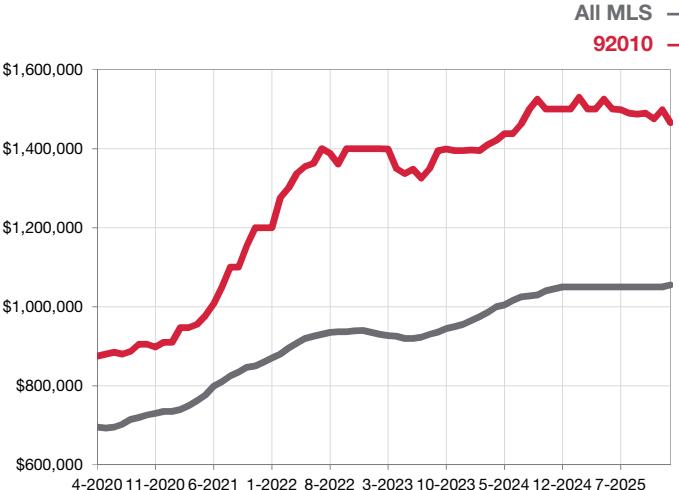
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		5	4	- 20.0%	5	4	- 20.0%
Pending Sales		5	1	- 80.0%	5	1	- 80.0%
Closed Sales		6	3	- 50.0%	6	3	- 50.0%
Median Sales Price*		\$887,500	\$770,000	- 13.2%	\$887,500	\$770,000	- 13.2%
Percent of Original List Price Received*		99.5%	98.5%	- 1.0%	99.5%	98.5%	- 1.0%
Days on Market Until Sale		11	47	+ 327.3%	11	47	+ 327.3%
Inventory of Homes for Sale		7	6	- 14.3%	--	--	--
Months Supply of Inventory		1.3	1.5	+ 15.4%	--	--	--

* 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

