

# Local Market Update for December 2025

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

## 92011

Carlsbad SW

Detached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	0	0	--	160	149	- 6.9%
Pending Sales	9	3	- 66.7%	135	127	- 5.9%
Closed Sales	12	9	- 25.0%	134	134	0.0%
Median Sales Price*	\$2,037,750	<b>\$2,000,000</b>	- 1.9%	\$1,917,500	<b>\$1,890,000</b>	- 1.4%
Percent of Original List Price Received*	101.7%	<b>98.0%</b>	- 3.6%	98.2%	<b>98.7%</b>	+ 0.5%
Days on Market Until Sale	44	<b>29</b>	- 34.1%	37	<b>33</b>	- 10.8%
Inventory of Homes for Sale	10	<b>1</b>	- 90.0%	--	--	--
Months Supply of Inventory	0.9	<b>0.1</b>	- 88.9%	--	--	--

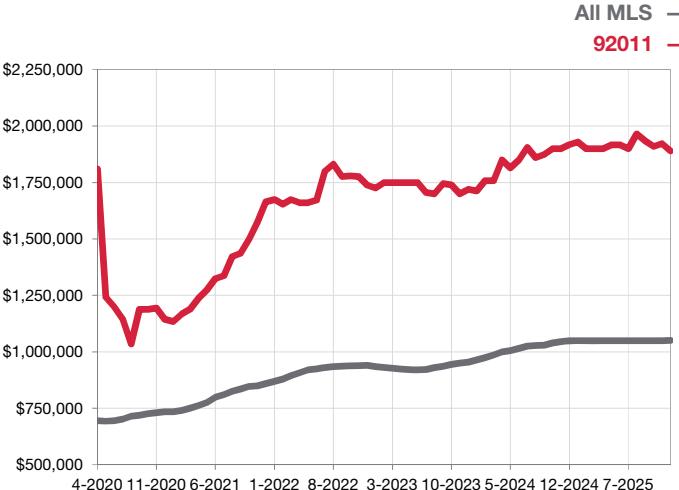
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	1	<b>2</b>	+ 100.0%	97	<b>89</b>	- 8.2%
Pending Sales	2	<b>2</b>	0.0%	83	<b>72</b>	- 13.3%
Closed Sales	9	<b>3</b>	- 66.7%	84	<b>72</b>	- 14.3%
Median Sales Price*	\$1,400,000	<b>\$1,710,000</b>	+ 22.1%	\$1,080,750	<b>\$1,000,000</b>	- 7.5%
Percent of Original List Price Received*	94.5%	<b>98.6%</b>	+ 4.3%	98.2%	<b>97.1%</b>	- 1.1%
Days on Market Until Sale	41	<b>55</b>	+ 34.1%	27	<b>39</b>	+ 44.4%
Inventory of Homes for Sale	4	<b>6</b>	+ 50.0%	--	--	--
Months Supply of Inventory	0.6	<b>1.0</b>	+ 66.7%	--	--	--

\* 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

