

Local Market Update for January 2026

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

92011

Carlsbad SW

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		11	17	+ 54.5%	11	17	+ 54.5%
Pending Sales		4	9	+ 125.0%	4	9	+ 125.0%
Closed Sales		9	5	- 44.4%	9	5	- 44.4%
Median Sales Price*		\$1,795,000	\$1,950,000	+ 8.6%	\$1,795,000	\$1,950,000	+ 8.6%
Percent of Original List Price Received*		99.3%	99.5%	+ 0.2%	99.3%	99.5%	+ 0.2%
Days on Market Until Sale		30	18	- 40.0%	30	18	- 40.0%
Inventory of Homes for Sale		16	14	- 12.5%	--	--	--
Months Supply of Inventory		1.5	1.3	- 13.3%	--	--	--

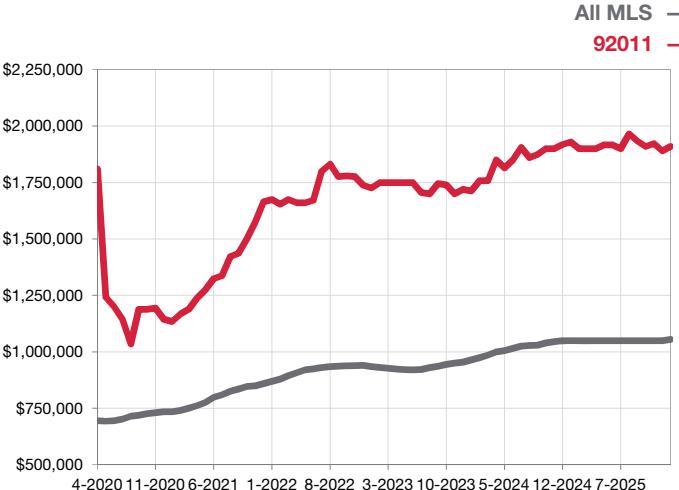
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		13	8	- 38.5%	13	8	- 38.5%
Pending Sales		7	9	+ 28.6%	7	9	+ 28.6%
Closed Sales		5	5	0.0%	5	5	0.0%
Median Sales Price*		\$1,225,000	\$1,215,000	- 0.8%	\$1,225,000	\$1,215,000	- 0.8%
Percent of Original List Price Received*		95.2%	97.5%	+ 2.4%	95.2%	97.5%	+ 2.4%
Days on Market Until Sale		94	58	- 38.3%	94	58	- 38.3%
Inventory of Homes for Sale		10	8	- 20.0%	--	--	--
Months Supply of Inventory		1.4	1.3	- 7.1%	--	--	--

* 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

