

Local Market Update for January 2026

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

92009

Carlsbad SE

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		32	32	0.0%	32	32	0.0%
Pending Sales		18	16	- 11.1%	18	16	- 11.1%
Closed Sales		13	19	+ 46.2%	13	19	+ 46.2%
Median Sales Price*		\$1,948,000	\$1,741,250	- 10.6%	\$1,948,000	\$1,741,250	- 10.6%
Percent of Original List Price Received*		97.2%	96.2%	- 1.0%	97.2%	96.2%	- 1.0%
Days on Market Until Sale		40	51	+ 27.5%	40	51	+ 27.5%
Inventory of Homes for Sale		41	35	- 14.6%	--	--	--
Months Supply of Inventory		1.6	1.6	0.0%	--	--	--

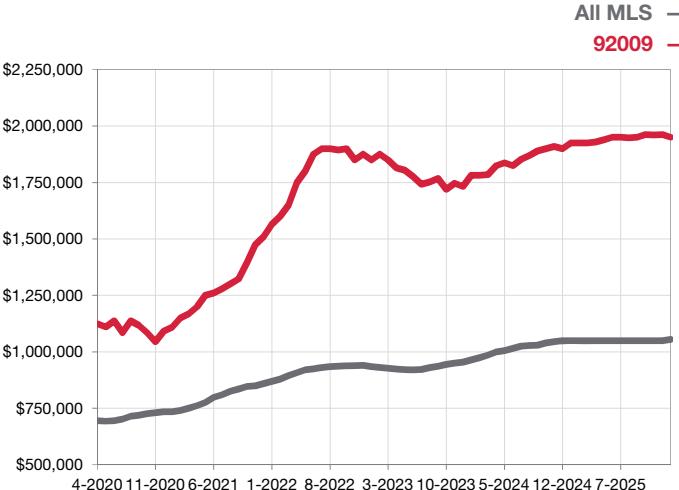
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		32	34	+ 6.3%	32	34	+ 6.3%
Pending Sales		17	16	- 5.9%	17	16	- 5.9%
Closed Sales		14	10	- 28.6%	14	10	- 28.6%
Median Sales Price*		\$702,500	\$737,750	+ 5.0%	\$702,500	\$737,750	+ 5.0%
Percent of Original List Price Received*		98.3%	96.0%	- 2.3%	98.3%	96.0%	- 2.3%
Days on Market Until Sale		42	51	+ 21.4%	42	51	+ 21.4%
Inventory of Homes for Sale		45	45	0.0%	--	--	--
Months Supply of Inventory		3.0	2.7	- 10.0%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

