

Local Market Update for December 2025

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

92008

Carlsbad NW

Detached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	1	1	0.0%	224	249	+ 11.2%
Pending Sales	9	10	+ 11.1%	145	160	+ 10.3%
Closed Sales	13	14	+ 7.7%	139	160	+ 15.1%
Median Sales Price*	\$1,606,000	\$1,630,000	+ 1.5%	\$1,882,500	\$1,865,000	- 0.9%
Percent of Original List Price Received*	94.6%	95.2%	+ 0.6%	97.7%	96.4%	- 1.3%
Days on Market Until Sale	56	61	+ 8.9%	36	45	+ 25.0%
Inventory of Homes for Sale	32	16	- 50.0%	--	--	--
Months Supply of Inventory	2.6	1.2	- 53.8%	--	--	--

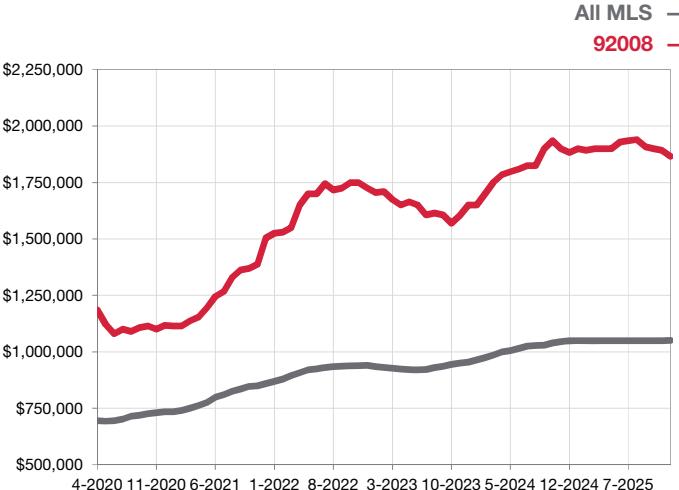
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	5	5	0.0%	172	199	+ 15.7%
Pending Sales	4	5	+ 25.0%	124	124	0.0%
Closed Sales	8	10	+ 25.0%	122	124	+ 1.6%
Median Sales Price*	\$939,950	\$2,022,000	+ 115.1%	\$1,196,751	\$1,215,000	+ 1.5%
Percent of Original List Price Received*	95.9%	95.5%	- 0.4%	96.6%	96.2%	- 0.4%
Days on Market Until Sale	28	114	+ 307.1%	41	61	+ 48.8%
Inventory of Homes for Sale	32	18	- 43.8%	--	--	--
Months Supply of Inventory	3.1	1.7	- 45.2%	--	--	--

* 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

