

Local Market Update for November 2025

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

92011

Carlsbad SW

Detached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		8	8	0.0%	155	163	+ 5.2%
Pending Sales		12	8	- 33.3%	126	125	- 0.8%
Closed Sales		10	11	+ 10.0%	122	126	+ 3.3%
Median Sales Price*		\$1,825,000	\$1,870,000	+ 2.5%	\$1,900,000	\$1,870,000	- 1.6%
Percent of Original List Price Received*		97.3%	98.1%	+ 0.8%	97.8%	98.7%	+ 0.9%
Days on Market Until Sale		61	53	- 13.1%	36	33	- 8.3%
Inventory of Homes for Sale		16	10	- 37.5%	--	--	--
Months Supply of Inventory		1.4	0.9	- 35.7%	--	--	--

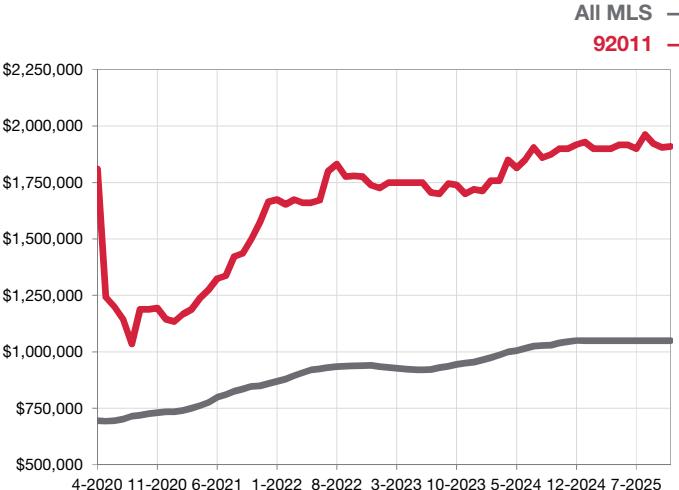
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		3	7	+ 133.3%	96	93	- 3.1%
Pending Sales		9	2	- 77.8%	81	69	- 14.8%
Closed Sales		2	3	+ 50.0%	75	68	- 9.3%
Median Sales Price*		\$1,006,000	\$815,000	- 19.0%	\$1,050,000	\$1,000,000	- 4.8%
Percent of Original List Price Received*		98.6%	97.6%	- 1.0%	98.7%	97.0%	- 1.7%
Days on Market Until Sale		25	22	- 12.0%	26	39	+ 50.0%
Inventory of Homes for Sale		7	13	+ 85.7%	--	--	--
Months Supply of Inventory		1.0	2.2	+ 120.0%	--	--	--

* 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

