

Local Market Update for November 2025

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

92009

Carlsbad SE

Detached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		21	21	0.0%	359	354	- 1.4%
Pending Sales		27	15	- 44.4%	286	245	- 14.3%
Closed Sales		19	12	- 36.8%	277	237	- 14.4%
Median Sales Price*		\$2,175,000	\$2,240,000	+ 3.0%	\$1,925,000	\$1,995,000	+ 3.6%
Percent of Original List Price Received*		96.4%	97.0%	+ 0.6%	98.5%	97.4%	- 1.1%
Days on Market Until Sale		34	59	+ 73.5%	34	35	+ 2.9%
Inventory of Homes for Sale		46	40	- 13.0%	--	--	--
Months Supply of Inventory		1.8	1.8	0.0%	--	--	--

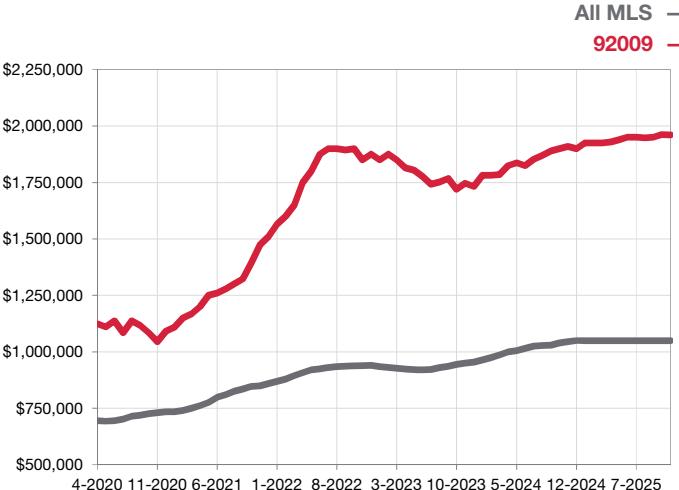
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		18	16	- 11.1%	214	306	+ 43.0%
Pending Sales		7	14	+ 100.0%	172	191	+ 11.0%
Closed Sales		7	19	+ 171.4%	170	188	+ 10.6%
Median Sales Price*		\$945,000	\$839,000	- 11.2%	\$807,500	\$808,750	+ 0.2%
Percent of Original List Price Received*		99.0%	96.5%	- 2.5%	99.2%	97.6%	- 1.6%
Days on Market Until Sale		55	69	+ 25.5%	42	43	+ 2.4%
Inventory of Homes for Sale		37	44	+ 18.9%	--	--	--
Months Supply of Inventory		2.5	2.6	+ 4.0%	--	--	--

* 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

