

# 92008 Carlsbad Market Update

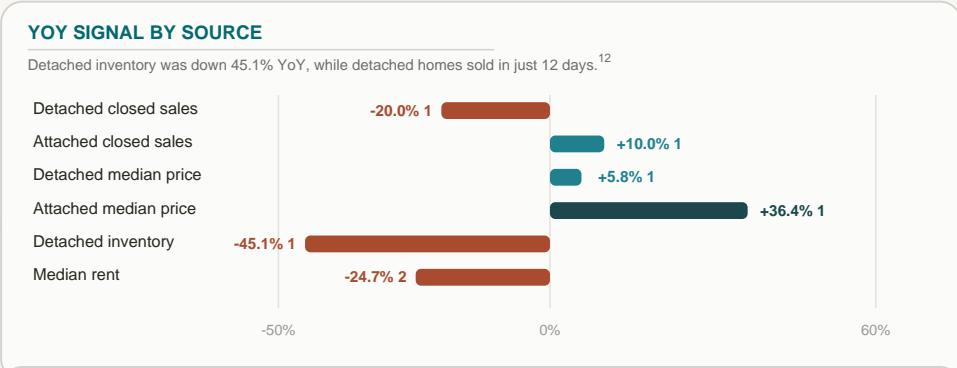
April 2026 | March CRMLS + public portal snapshot

CRMLS figures are from the North San Diego County REALTORS / ShowingTime Plus report, current as of April 4, 2026. Public portal metrics provide active-listing, rent, and neighborhood context; methods differ by source.

<b>DETACHED MEDIAN</b> +5.8% YoY <b>\$2.011M</b>	<b>CLOSED SALES</b> 12 detached + 11 attached <b>23</b>	<b>ACTIVE LISTINGS</b> -13.6% YoY <b>133</b>	<b>MEDIAN RENT</b> -24.7% YoY <b>\$4,140</b>
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### 92008 KEY METRICS

Metric	Value	Change	As of
CRMLS detached median sale	<b>\$2.011M</b>	<b>+5.8% YoY</b>	Mar 2026 <sup>1</sup>
CRMLS attached median sale	<b>\$1.370M</b>	<b>+36.4% YoY</b>	Mar 2026 <sup>1</sup>
CRMLS detached DOM	<b>12 days</b>	<b>-36.8% YoY</b>	Mar 2026 <sup>1</sup>
CRMLS attached DOM	<b>33 days</b>	<b>-47.6% YoY</b>	Mar 2026 <sup>1</sup>
CRMLS total closed sales	<b>23</b>	<b>-8.0% YoY</b>	Mar 2026 <sup>1</sup>
CRMLS detached inventory	<b>39</b>	<b>-45.1% YoY</b>	Mar 2026 <sup>1</sup>
Realtor.com active listings	<b>133</b>	<b>-13.60% YoY</b>	latest pull <sup>2</sup>
Realtor.com \$ / sq ft	<b>\$870</b>	<b>+1.05% YoY</b>	latest pull <sup>2</sup>
Realtor.com median rent	<b>\$4,140</b>	<b>-24.73% YoY</b>	latest pull <sup>2</sup>



### NEIGHBORHOOD POCKET SIGNALS

Public portal neighborhood data helps frame submarket differences; MLS closed-sale data should govern pricing conversations where available.<sup>2</sup>

Pocket	Median	\$/sf	Rent / note
Carlsbad Village	<b>\$1.947M</b>	<b>\$937/sf</b>	\$6,000 rent <sup>2</sup>
North Beach	<b>\$2.125M</b>	<b>\$1,064/sf</b>	\$4,000 rent <sup>2</sup>

### BUYER AND SELLER READ

**Buyer:** Expect competition for well-located homes near Carlsbad Village, North Beach, and Olde Carlsbad. Strong preparation matters because detached DOM was only 12 days.<sup>1</sup>

**Seller:** Inventory is the leverage point. Even with detached closed sales down YoY, tight supply and 99.8% of original list received support strong launch strategy.<sup>1</sup>

**Rental:** Realtor.com shows a 92008 median rent of \$4,140, while Zumper's broader Carlsbad median is \$3,750 and up 10% YoY.<sup>2</sup>