

Carlsbad 92008

ZIP code · CA · California > San Diego County > Carlsbad

BALANCED MARKET

\$1.5M

MEDIAN SALE PRICE

-5.4%

1-YR CHANGE

385

SALES (12 MO)

\$1.6M

MEDIAN VALUE (AVM)

Market temperature

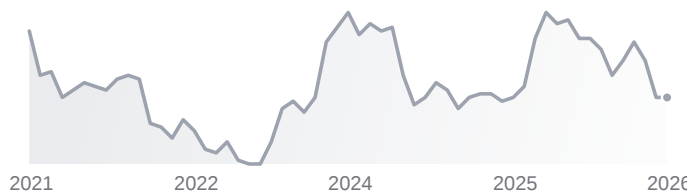
Balanced market · 41 / 100



MARKET TRENDS (5 YEARS)

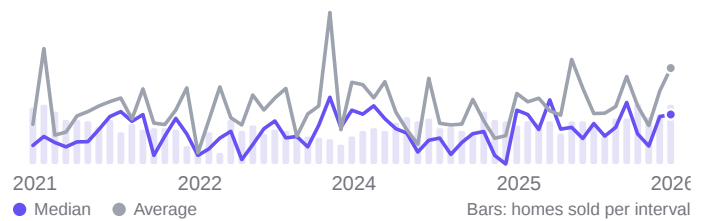
Market temperature (0–100)

41 / 100



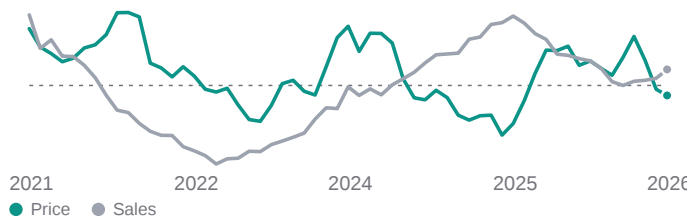
Sale prices

Median \$1.7M · Average \$2.2M



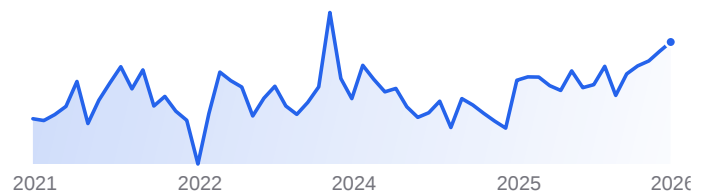
Growth (year over year)

Price -5.4% · Sales +8.8%



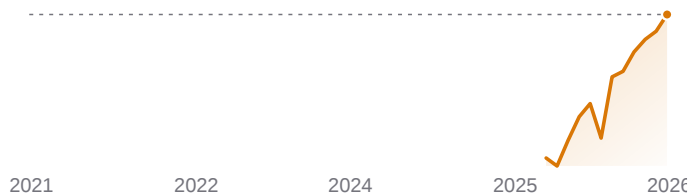
Price per square foot

\$951/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

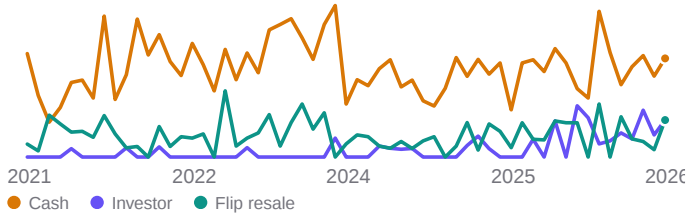
0.6%



BUYERS & OUTCOMES

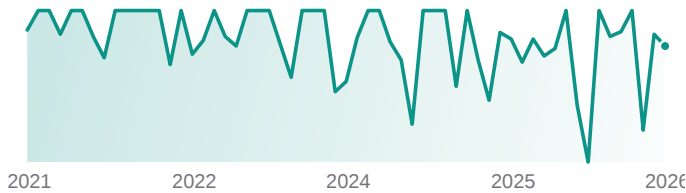
Buyer mix

Cash 37% · Investor 14% · Flip resale 14%



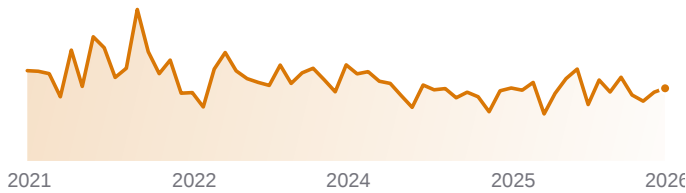
Sellers who sold at a gain

94%

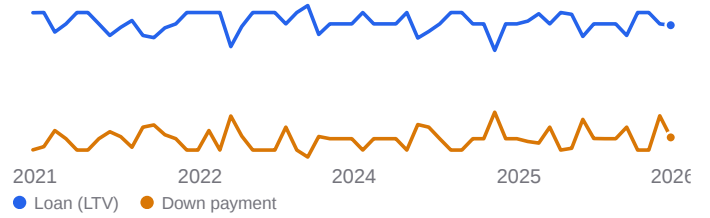


Median annualized return at resale

+6.6%

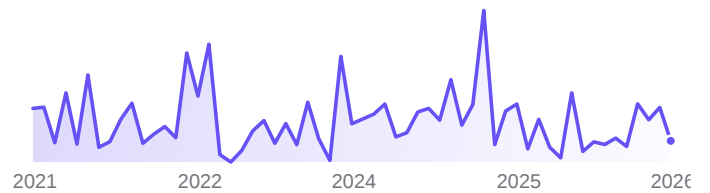


Financing (share of purchase price) Loan (LTV) 74% · Down payment 26%



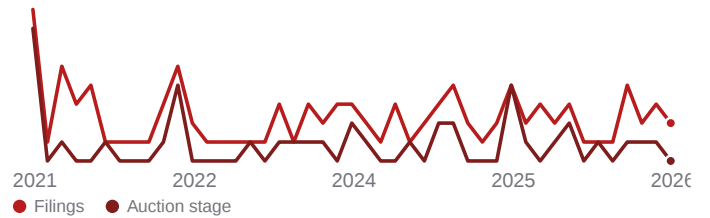
Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	63,903
Median value (AVM)	\$1.6M
Median size	781 ft²
Median bedrooms	3
Median year built	2008
Single family	8.8%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.9%
Owner occupied	8.5%
Company owned	37%
Median loan-to-value	28%

Typical ownership tenure

22.3 yrs

COMMUNITY

Population	28,480
Density	2,412 / mi²
Median household income	\$111K
Average household income	\$139K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	281
Homes occupied	90%
Bachelor's or higher	33%
Poverty rate	6.7%
Unemployment	1.4%
Average temp	61°F
Annual precip	12 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.