

Carlsbad 92009

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

BALANCED MARKET

\$1.6M

MEDIAN SALE PRICE

+0.9%

1-YR CHANGE

535

SALES (12 MO)

\$1.6M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



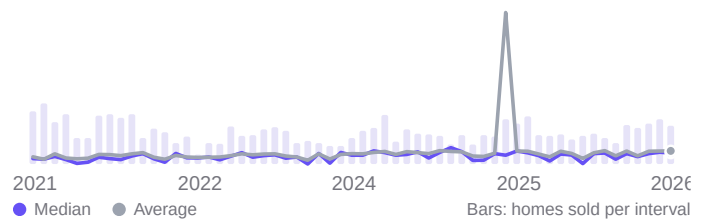
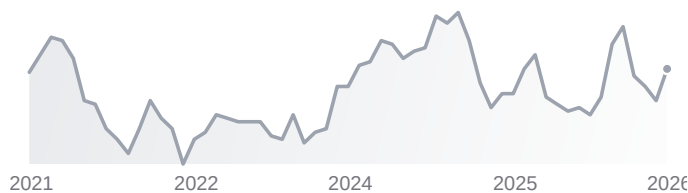
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$1.6M · Average \$1.7M

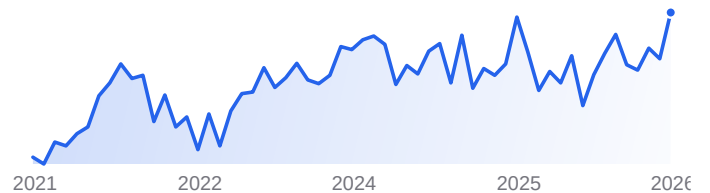
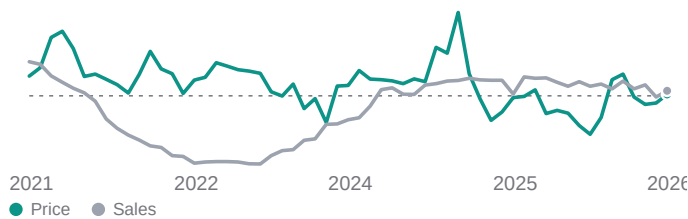


Growth (year over year)

Price +0.9% · Sales +3.3%

Price per square foot

\$717/ft²

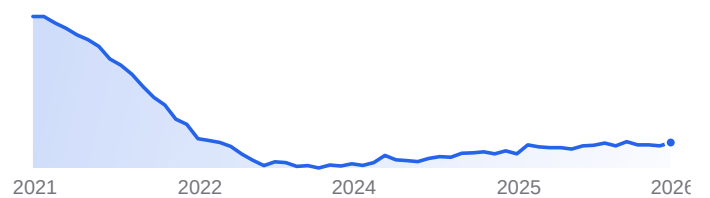
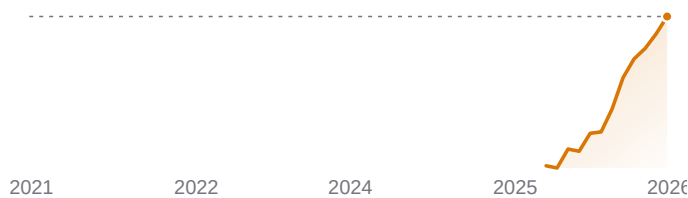


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

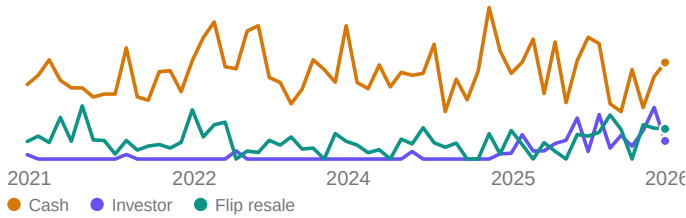
3.5%



BUYERS & OUTCOMES

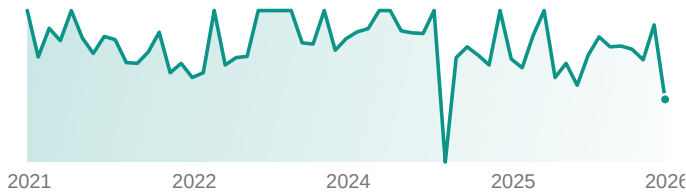
Buyer mix

Cash 30% · Investor 5.7% · Flip resale 9.4%



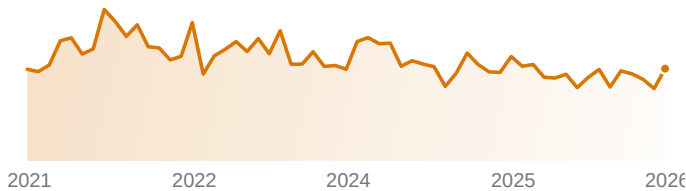
Sellers who sold at a gain

90%

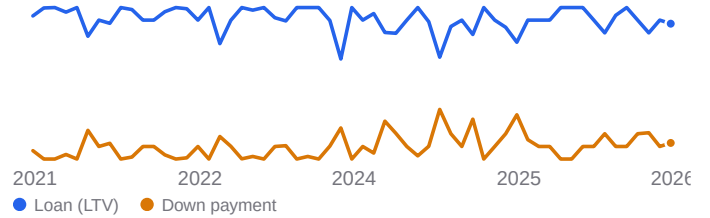


Median annualized return at resale

+6.5%



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



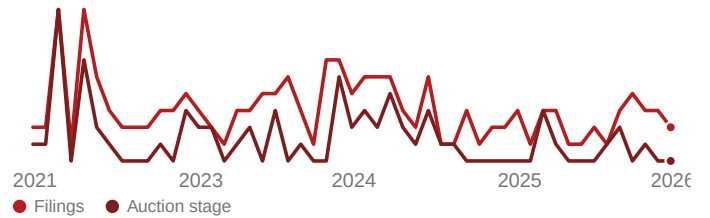
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	15,343
Median value (AVM)	\$1.6M
Median size	2,217 ft²
Median bedrooms	3
Median year built	1991
Single family	67%
Condos	29%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0.6%
Owner occupied	74%
Company owned	59%
Median loan-to-value	34%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	45,852
Density	3,700 / mi²
Median household income	\$161K
Average household income	\$189K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	234
Homes occupied	96%
Bachelor's or higher	40%
Poverty rate	5.8%
Unemployment	1.4%
Average temp	62°F
Annual precip	13 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.