

# Local Market Update for October 2018

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

## 92119

San Carlos

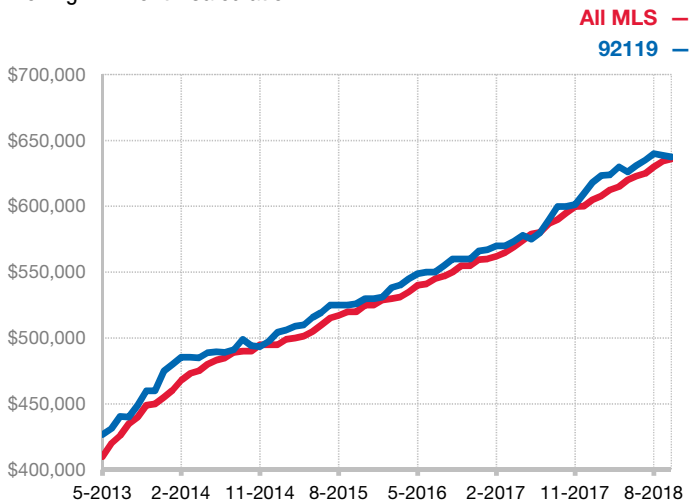
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
<b>Key Metrics</b>						
New Listings	28	<b>38</b>	+ 35.7%	314	<b>327</b>	+ 4.1%
Pending Sales	23	<b>20</b>	- 13.0%	247	<b>213</b>	- 13.8%
Closed Sales	21	<b>12</b>	- 42.9%	248	<b>205</b>	- 17.3%
Median Sales Price*	\$634,000	<b>\$617,500</b>	- 2.6%	\$603,250	<b>\$643,000</b>	+ 6.6%
Percent of Original List Price Received*	96.9%	<b>96.3%</b>	- 0.6%	98.5%	<b>98.2%</b>	- 0.3%
Days on Market Until Sale	22	<b>31</b>	+ 40.9%	18	<b>19</b>	+ 5.6%
Inventory of Homes for Sale	29	<b>48</b>	+ 65.5%	--	--	--
Months Supply of Inventory	1.2	<b>2.3</b>	+ 91.7%	--	--	--

\* 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.

Townhouse-Condo	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
<b>Key Metrics</b>						
New Listings	13	<b>16</b>	+ 23.1%	130	<b>151</b>	+ 16.2%
Pending Sales	8	<b>9</b>	+ 12.5%	114	<b>119</b>	+ 4.4%
Closed Sales	6	<b>14</b>	+ 133.3%	113	<b>121</b>	+ 7.1%
Median Sales Price*	\$288,000	<b>\$313,000</b>	+ 8.7%	\$295,000	<b>\$320,000</b>	+ 8.5%
Percent of Original List Price Received*	99.2%	<b>98.8%</b>	- 0.4%	99.2%	<b>98.9%</b>	- 0.3%
Days on Market Until Sale	12	<b>20</b>	+ 66.7%	15	<b>22</b>	+ 46.7%
Inventory of Homes for Sale	13	<b>14</b>	+ 7.7%	--	--	--
Months Supply of Inventory	1.2	<b>1.2</b>	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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

