

Local Market Update for April 2018

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

92119

San Carlos

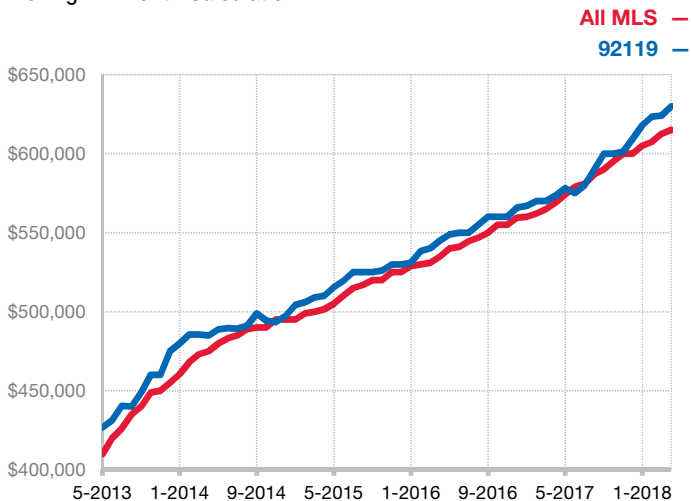
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	30	28	- 6.7%	111	109	- 1.8%
Pending Sales	16	22	+ 37.5%	91	88	- 3.3%
Closed Sales	24	31	+ 29.2%	100	80	- 20.0%
Median Sales Price*	\$594,900	\$645,000	+ 8.4%	\$580,000	\$624,950	+ 7.7%
Percent of Original List Price Received*	100.9%	98.5%	- 2.4%	98.7%	97.9%	- 0.8%
Days on Market Until Sale	11	13	+ 18.2%	18	22	+ 22.2%
Inventory of Homes for Sale	26	20	- 23.1%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

* 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	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	16	9	- 43.8%	53	50	- 5.7%
Pending Sales	15	11	- 26.7%	53	47	- 11.3%
Closed Sales	10	11	+ 10.0%	43	44	+ 2.3%
Median Sales Price*	\$305,000	\$302,500	- 0.8%	\$290,000	\$321,500	+ 10.9%
Percent of Original List Price Received*	99.9%	98.2%	- 1.7%	98.8%	98.9%	+ 0.1%
Days on Market Until Sale	11	9	- 18.2%	20	20	0.0%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	0.6	0.9	+ 50.0%	--	--	--

* 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

