

Local Market Update for March 2025

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

92119

San Carlos

Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	23	17	- 26.1%	53	63	+ 18.9%
Pending Sales	25	11	- 56.0%	49	43	- 12.2%
Closed Sales	14	22	+ 57.1%	35	45	+ 28.6%
Median Sales Price*	\$1,162,500	\$1,137,500	- 2.2%	\$1,132,000	\$1,105,200	- 2.4%
Percent of Original List Price Received*	100.8%	99.1%	- 1.7%	101.2%	99.7%	- 1.5%
Days on Market Until Sale	16	27	+ 68.8%	18	24	+ 33.3%
Inventory of Homes for Sale	10	19	+ 90.0%	--	--	--
Months Supply of Inventory	0.7	1.2	+ 71.4%	--	--	--

* 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.

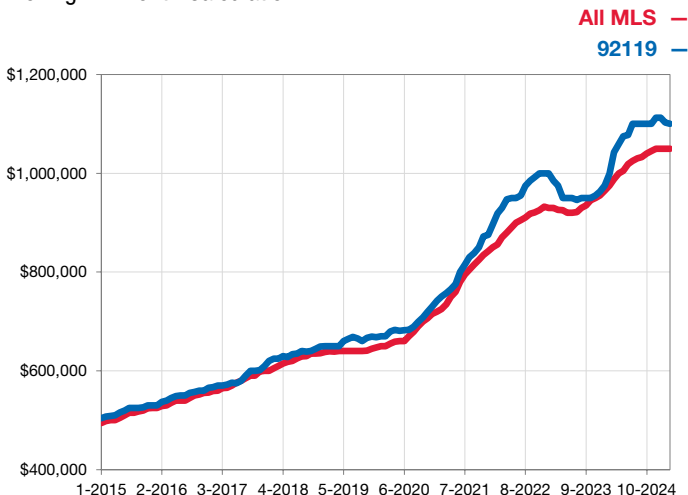
Townhouse-Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	3	13	+ 333.3%	26	35	+ 34.6%
Pending Sales	6	11	+ 83.3%	22	25	+ 13.6%
Closed Sales	8	6	- 25.0%	25	20	- 20.0%
Median Sales Price*	\$519,000	\$609,200	+ 17.4%	\$520,000	\$565,000	+ 8.7%
Percent of Original List Price Received*	101.0%	98.2%	- 2.8%	100.4%	99.1%	- 1.3%
Days on Market Until Sale	16	57	+ 256.3%	22	34	+ 54.5%
Inventory of Homes for Sale	6	16	+ 166.7%	--	--	--
Months Supply of Inventory	1.0	2.3	+ 130.0%	--	--	--

* 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

