

# Local Market Update for November 2024

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

## 92119

San Carlos

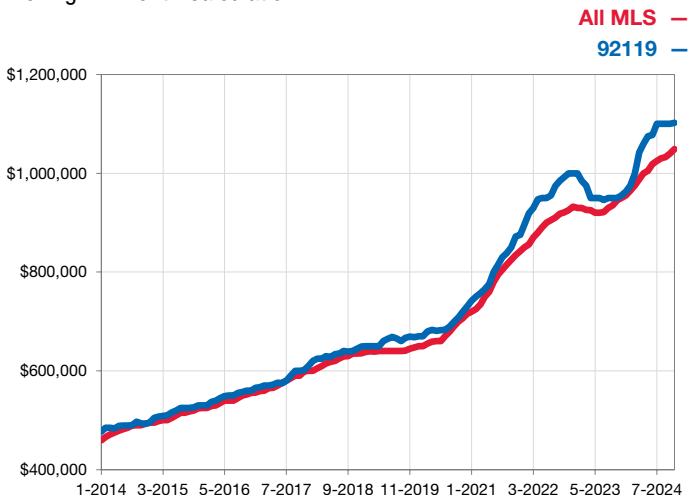
Single Family	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
<b>Key Metrics</b>						
New Listings	11	23	+ 109.1%	187	268	+ 43.3%
Pending Sales	13	12	- 7.7%	161	186	+ 15.5%
Closed Sales	11	14	+ 27.3%	160	177	+ 10.6%
Median Sales Price*	\$977,500	\$1,202,500	+ 23.0%	\$969,000	\$1,120,000	+ 15.6%
Percent of Original List Price Received*	96.4%	98.2%	+ 1.9%	101.5%	100.0%	- 1.5%
Days on Market Until Sale	18	30	+ 66.7%	19	20	+ 5.3%
Inventory of Homes for Sale	18	28	+ 55.6%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

\* 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	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
<b>Key Metrics</b>						
New Listings	3	5	+ 66.7%	80	107	+ 33.8%
Pending Sales	3	12	+ 300.0%	73	78	+ 6.8%
Closed Sales	5	5	0.0%	76	72	- 5.3%
Median Sales Price*	\$557,000	\$555,000	- 0.4%	\$505,000	\$526,000	+ 4.2%
Percent of Original List Price Received*	99.9%	95.0%	- 4.9%	102.9%	98.9%	- 3.9%
Days on Market Until Sale	7	57	+ 714.3%	19	24	+ 26.3%
Inventory of Homes for Sale	7	10	+ 42.9%	--	--	--
Months Supply of Inventory	1.1	1.4	+ 27.3%	--	--	--

\* 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

