

# Local Market Update for May 2025

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

## 92119

San Carlos

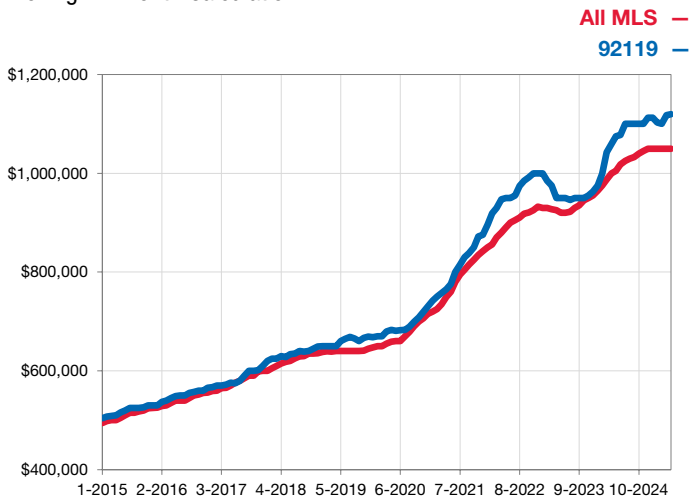
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	26	25	- 3.8%	109	108	- 0.9%
Pending Sales	14	17	+ 21.4%	82	73	- 11.0%
Closed Sales	20	13	- 35.0%	76	69	- 9.2%
Median Sales Price*	\$1,095,000	\$1,100,000	+ 0.5%	\$1,107,500	\$1,105,200	- 0.2%
Percent of Original List Price Received*	103.1%	97.5%	- 5.4%	101.7%	99.4%	- 2.3%
Days on Market Until Sale	14	26	+ 85.7%	18	24	+ 33.3%
Inventory of Homes for Sale	26	25	- 3.8%	--	--	--
Months Supply of Inventory	1.8	1.5	- 16.7%	--	--	--

\* 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.

Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	10	18	+ 80.0%	44	67	+ 52.3%
Pending Sales	5	10	+ 100.0%	34	42	+ 23.5%
Closed Sales	6	7	+ 16.7%	35	39	+ 11.4%
Median Sales Price*	\$557,500	\$551,000	- 1.2%	\$532,000	\$550,000	+ 3.4%
Percent of Original List Price Received*	102.0%	98.1%	- 3.8%	100.5%	98.5%	- 2.0%
Days on Market Until Sale	7	38	+ 442.9%	20	44	+ 120.0%
Inventory of Homes for Sale	9	21	+ 133.3%	--	--	--
Months Supply of Inventory	1.5	2.8	+ 86.7%	--	--	--

\* 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.

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



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

