

Local Market Update for October 2021

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

92119

San Carlos

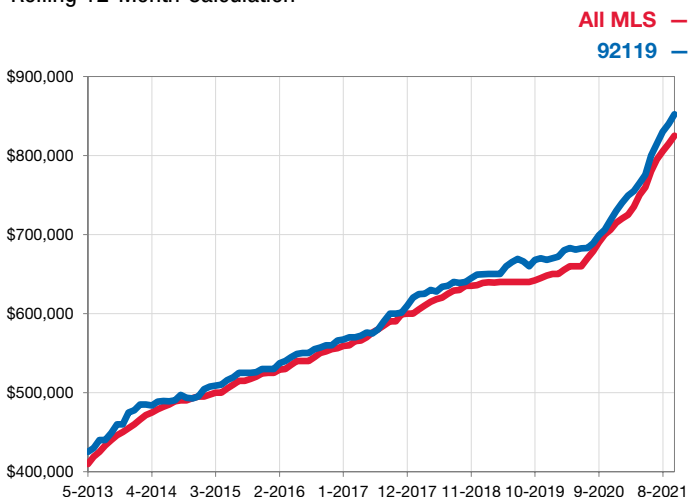
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	27	26	- 3.7%	240	294	+ 22.5%
Pending Sales	30	25	- 16.7%	200	248	+ 24.0%
Closed Sales	23	16	- 30.4%	190	241	+ 26.8%
Median Sales Price*	\$775,000	\$925,000	+ 19.4%	\$718,000	\$875,000	+ 21.9%
Percent of Original List Price Received*	101.5%	99.9%	- 1.6%	100.0%	104.4%	+ 4.4%
Days on Market Until Sale	14	22	+ 57.1%	17	12	- 29.4%
Inventory of Homes for Sale	16	15	- 6.3%	--	--	--
Months Supply of Inventory	0.8	0.6	- 25.0%	--	--	--

* 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.

Townhouse-Condo	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	19	8	- 57.9%	126	111	- 11.9%
Pending Sales	13	9	- 30.8%	99	103	+ 4.0%
Closed Sales	12	10	- 16.7%	87	109	+ 25.3%
Median Sales Price*	\$356,500	\$432,500	+ 21.3%	\$340,100	\$430,000	+ 26.4%
Percent of Original List Price Received*	101.0%	102.9%	+ 1.9%	99.7%	104.4%	+ 4.7%
Days on Market Until Sale	18	8	- 55.6%	22	11	- 50.0%
Inventory of Homes for Sale	15	4	- 73.3%	--	--	--
Months Supply of Inventory	1.6	0.4	- 75.0%	--	--	--

* 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

