

# Local Market Update for May 2026

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

## 92119

San Carlos

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	26	18	- 30.8%	108	89	- 17.6%
Pending Sales	15	17	+ 13.3%	71	75	+ 5.6%
Closed Sales	14	12	- 14.3%	71	67	- 5.6%
Median Sales Price*	\$1,125,000	<b>\$1,090,000</b>	- 3.1%	\$1,115,100	<b>\$1,025,000</b>	- 8.1%
Percent of Original List Price Received*	97.7%	<b>102.9%</b>	+ 5.3%	99.4%	<b>100.3%</b>	+ 0.9%
Days on Market Until Sale	26	14	- 46.2%	26	19	- 26.9%
Inventory of Homes for Sale	30	13	- 56.7%	—	—	—
Months Supply of Inventory	1.9	<b>0.9</b>	- 52.6%	—	—	—

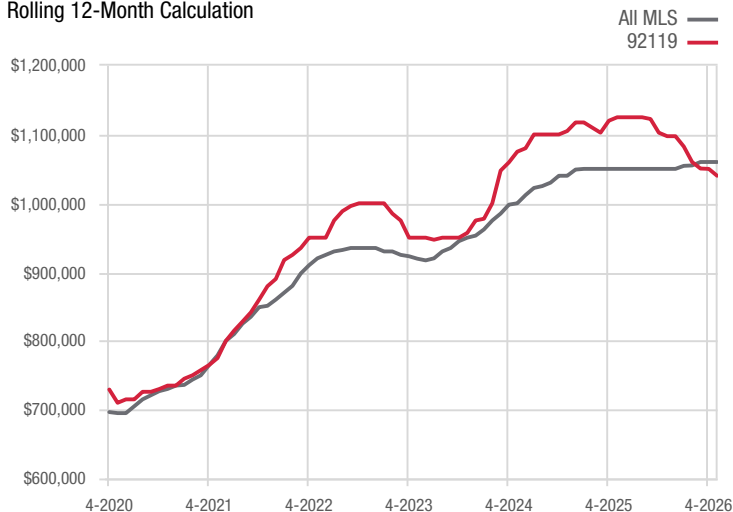
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	19	11	- 42.1%	68	55	- 19.1%
Pending Sales	10	5	- 50.0%	41	24	- 41.5%
Closed Sales	7	4	- 42.9%	39	23	- 41.0%
Median Sales Price*	\$551,000	<b>\$516,000</b>	- 6.4%	\$546,000	<b>\$512,500</b>	- 6.1%
Percent of Original List Price Received*	98.1%	<b>97.7%</b>	- 0.4%	98.5%	<b>99.8%</b>	+ 1.3%
Days on Market Until Sale	38	47	+ 23.7%	42	35	- 16.7%
Inventory of Homes for Sale	23	31	+ 34.8%	—	—	—
Months Supply of Inventory	3.1	<b>4.3</b>	+ 38.7%	—	—	—

\* 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

