

# Local Market Update for February 2024

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

## 92119

San Carlos

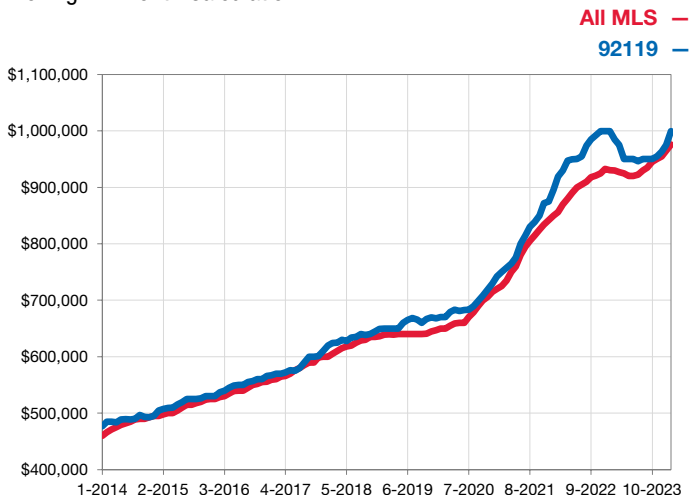
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	19	12	- 36.8%	37	29	- 21.6%
Pending Sales	16	11	- 31.3%	29	25	- 13.8%
Closed Sales	18	11	- 38.9%	27	20	- 25.9%
Median Sales Price*	\$907,500	\$1,162,000	+ 28.0%	\$915,000	\$1,120,000	+ 22.4%
Percent of Original List Price Received*	97.8%	102.0%	+ 4.3%	97.7%	101.4%	+ 3.8%
Days on Market Until Sale	24	14	- 41.7%	26	19	- 26.9%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	1.1	0.8	- 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.

Townhouse-Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	8	8	0.0%	16	23	+ 43.8%
Pending Sales	8	6	- 25.0%	16	15	- 6.3%
Closed Sales	9	8	- 11.1%	13	16	+ 23.1%
Median Sales Price*	\$465,000	\$512,500	+ 10.2%	\$470,000	\$520,000	+ 10.6%
Percent of Original List Price Received*	100.6%	100.3%	- 0.3%	99.6%	99.8%	+ 0.2%
Days on Market Until Sale	30	19	- 36.7%	31	25	- 19.4%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	0.9	1.7	+ 88.9%	--	--	--

\* 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

