

Local Market Update for January 2019

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

92119

San Carlos

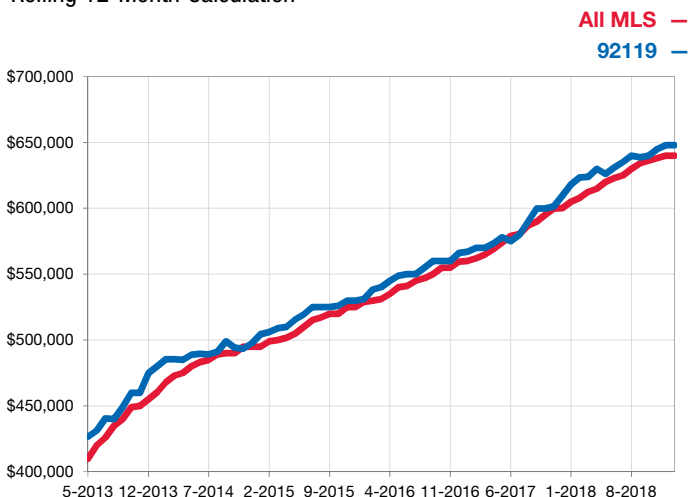
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	30	30	0.0%	30	30	0.0%
Pending Sales	21	21	0.0%	21	21	0.0%
Closed Sales	15	11	- 26.7%	15	11	- 26.7%
Median Sales Price*	\$625,000	\$585,000	- 6.4%	\$625,000	\$585,000	- 6.4%
Percent of Original List Price Received*	94.8%	95.4%	+ 0.6%	94.8%	95.4%	+ 0.6%
Days on Market Until Sale	41	46	+ 12.2%	41	46	+ 12.2%
Inventory of Homes for Sale	18	26	+ 44.4%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--

* 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	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	13	10	- 23.1%	13	10	- 23.1%
Pending Sales	11	7	- 36.4%	11	7	- 36.4%
Closed Sales	11	5	- 54.5%	11	5	- 54.5%
Median Sales Price*	\$323,000	\$332,000	+ 2.8%	\$323,000	\$332,000	+ 2.8%
Percent of Original List Price Received*	96.4%	96.3%	- 0.1%	96.4%	96.3%	- 0.1%
Days on Market Until Sale	33	30	- 9.1%	33	30	- 9.1%
Inventory of Homes for Sale	9	10	+ 11.1%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 11.1%	--	--	--

* 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

