

Local Market Update for January 2018

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

92119

San Carlos

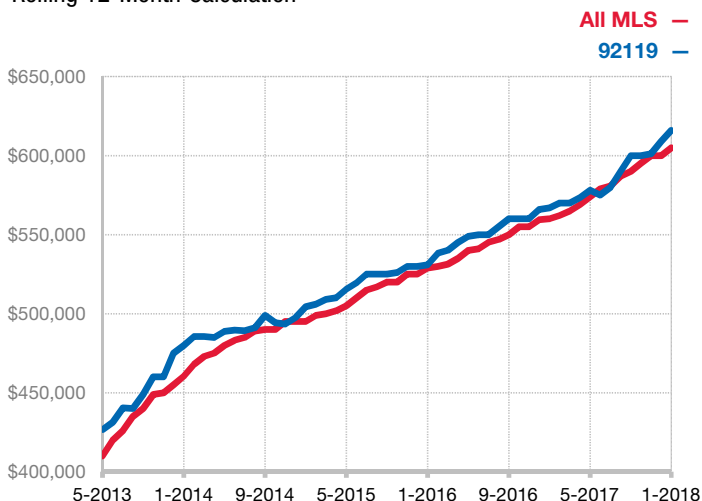
Single Family	January			Year to Date		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
Key Metrics						
New Listings	29	28	- 3.4%	29	28	- 3.4%
Pending Sales	25	24	- 4.0%	25	24	- 4.0%
Closed Sales	23	15	- 34.8%	23	15	- 34.8%
Median Sales Price*	\$578,000	\$625,000	+ 8.1%	\$578,000	\$625,000	+ 8.1%
Percent of Original List Price Received*	98.0%	94.8%	- 3.3%	98.0%	94.8%	- 3.3%
Days on Market Until Sale	22	41	+ 86.4%	22	41	+ 86.4%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	0.9	0.6	- 33.3%	--	--	--

* 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	January			Year to Date		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
Key Metrics						
New Listings	13	13	0.0%	13	13	0.0%
Pending Sales	16	11	- 31.3%	16	11	- 31.3%
Closed Sales	7	11	+ 57.1%	7	11	+ 57.1%
Median Sales Price*	\$260,000	\$323,000	+ 24.2%	\$260,000	\$323,000	+ 24.2%
Percent of Original List Price Received*	97.8%	96.4%	- 1.4%	97.8%	96.4%	- 1.4%
Days on Market Until Sale	20	33	+ 65.0%	20	33	+ 65.0%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	0.7	0.9	+ 28.6%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

