Local Market Update for February 2026

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

92119

San Carlos

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	20	**13**	- 35.0%	46	**29**	- 37.0%
Pending Sales	17	**10**	- 41.2%	34	**25**	- 26.5%
Closed Sales	13	**15**	+ 15.4%	25	**26**	+ 4.0%
Median Sales Price*	$1,010,000	**$971,000**	- 3.9%	$1,075,500	**$965,500**	- 10.2%
Percent of Original List Price Received*	101.5%	**97.8%**	- 3.6%	100.2%	**98.3%**	- 1.9%
Days on Market Until Sale	26	**25**	- 3.8%	27	**24**	- 11.1%
Inventory of Homes for Sale	16	**9**	- 43.8%	—	**—**	—
Months Supply of Inventory	0.9	**0.7**	- 22.2%	—	**—**	—

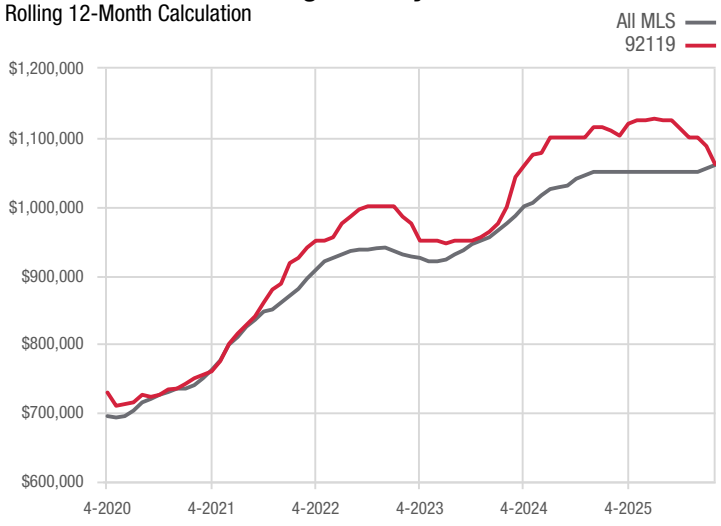
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	10	**4**	- 60.0%	22	**14**	- 36.4%
Pending Sales	7	**5**	- 28.6%	13	**8**	- 38.5%
Closed Sales	9	**4**	- 55.6%	14	**8**	- 42.9%
Median Sales Price*	$530,000	**$400,000**	- 24.5%	$554,500	**$566,250**	+ 2.1%
Percent of Original List Price Received*	99.8%	**100.4%**	+ 0.6%	99.9%	**99.5%**	- 0.4%
Days on Market Until Sale	23	**27**	+ 17.4%	29	**39**	+ 34.5%
Inventory of Homes for Sale	15	**12**	- 20.0%	—	**—**	—
Months Supply of Inventory	2.3	**1.6**	- 30.4%	—	**—**	—

* 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.

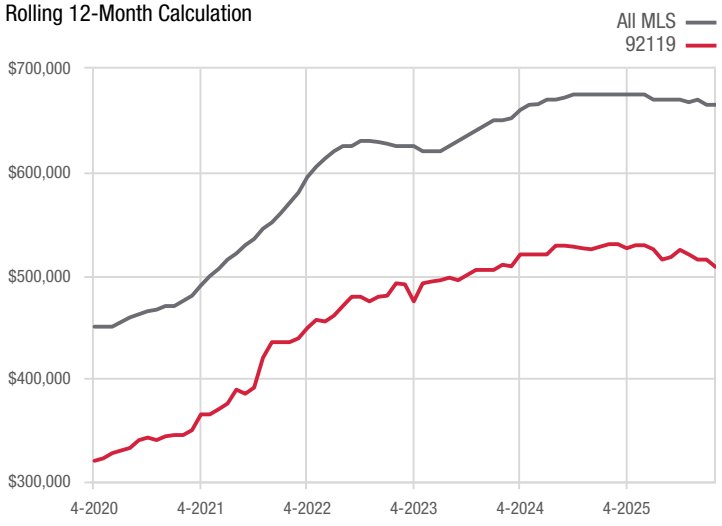
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.