Local Market Update for June 2026

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

92119

San Carlos

Detached	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	20	**31**	+ 55.0%	128	**123**	- 3.9%
Pending Sales	10	**18**	+ 80.0%	81	**93**	+ 14.8%
Closed Sales	9	**19**	+ 111.1%	80	**88**	+ 10.0%
Median Sales Price*	$1,150,000	**$1,040,000**	- 9.6%	$1,125,000	**$1,032,500**	- 8.2%
Percent of Original List Price Received*	97.2%	**100.5%**	+ 3.4%	99.2%	**100.4%**	+ 1.2%
Days on Market Until Sale	26	**13**	- 50.0%	26	**17**	- 34.6%
Inventory of Homes for Sale	33	**25**	- 24.2%	—	**—**	—
Months Supply of Inventory	2.2	**1.7**	- 22.7%	—	**—**	—

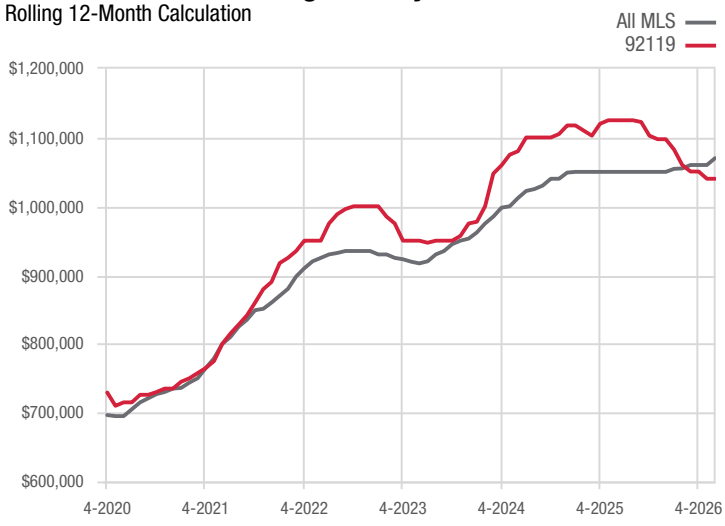
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	12	**12**	0.0%	80	**68**	- 15.0%
Pending Sales	13	**5**	- 61.5%	54	**30**	- 44.4%
Closed Sales	11	**4**	- 63.6%	50	**28**	- 44.0%
Median Sales Price*	$505,000	**$370,000**	- 26.7%	$543,000	**$498,500**	- 8.2%
Percent of Original List Price Received*	97.5%	**93.0%**	- 4.6%	98.3%	**98.8%**	+ 0.5%
Days on Market Until Sale	24	**78**	+ 225.0%	38	**41**	+ 7.9%
Inventory of Homes for Sale	20	**29**	+ 45.0%	—	**—**	—
Months Supply of Inventory	2.6	**4.4**	+ 69.2%	—	**—**	—

* 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.

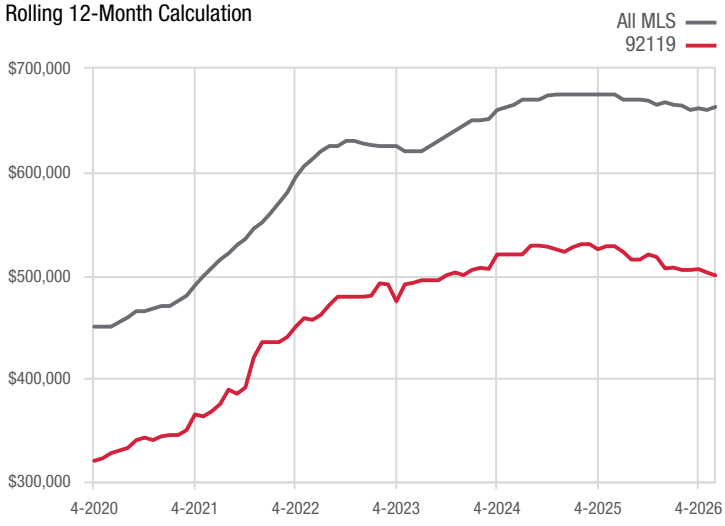
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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