Local Market Update for July 2026

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

92119

San Carlos

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	24	**18**	- 25.0%	152	**141**	- 7.2%
Pending Sales	22	**21**	- 4.5%	103	**113**	+ 9.7%
Closed Sales	12	**17**	+ 41.7%	92	**105**	+ 14.1%
Median Sales Price*	$1,110,000	**$1,035,000**	- 6.8%	$1,125,000	**$1,035,000**	- 8.0%
Percent of Original List Price Received*	99.3%	**98.5%**	- 0.8%	99.2%	**100.1%**	+ 0.9%
Days on Market Until Sale	30	**19**	- 36.7%	26	**18**	- 30.8%
Inventory of Homes for Sale	28	**19**	- 32.1%	—	**—**	—
Months Supply of Inventory	1.8	**1.3**	- 27.8%	—	**—**	—

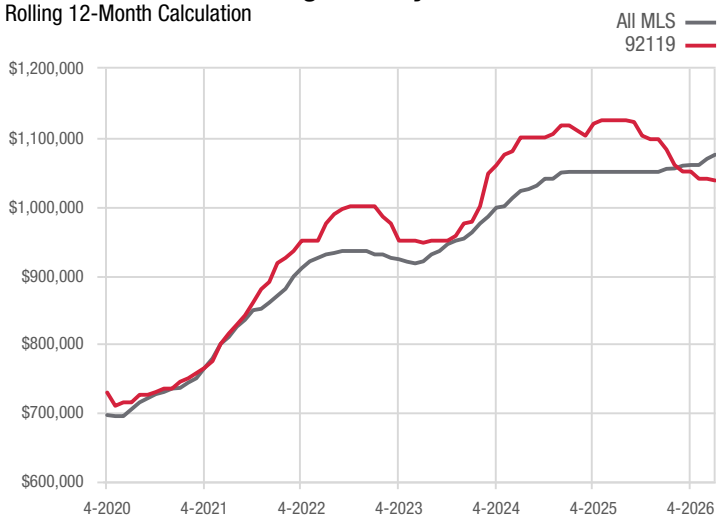
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	20	**18**	- 10.0%	100	**87**	- 13.0%
Pending Sales	8	**6**	- 25.0%	62	**36**	- 41.9%
Closed Sales	7	**7**	0.0%	57	**35**	- 38.6%
Median Sales Price*	$515,000	**$465,000**	- 9.7%	$530,000	**$485,500**	- 8.4%
Percent of Original List Price Received*	98.3%	**98.1%**	- 0.2%	98.3%	**98.7%**	+ 0.4%
Days on Market Until Sale	26	**47**	+ 80.8%	37	**42**	+ 13.5%
Inventory of Homes for Sale	28	**35**	+ 25.0%	—	**—**	—
Months Supply of Inventory	3.5	**5.4**	+ 54.3%	—	**—**	—

* 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.

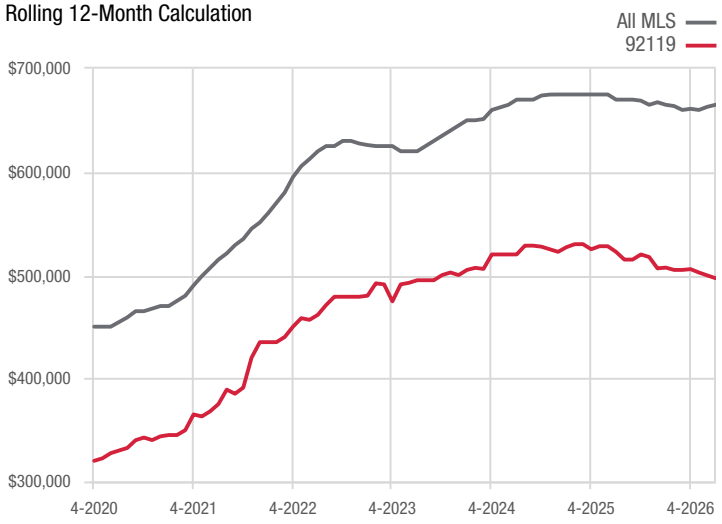
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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