Local Market Update for August 2026

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

92119

San Carlos

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	22	**14**	- 36.4%	173	**155**	- 10.4%
Pending Sales	18	**14**	- 22.2%	121	**128**	+ 5.8%
Closed Sales	26	**14**	- 46.2%	118	**121**	+ 2.5%
Median Sales Price*	$1,137,500	**$1,068,000**	- 6.1%	$1,125,000	**$1,040,000**	- 7.6%
Percent of Original List Price Received*	96.5%	**98.9%**	+ 2.5%	98.6%	**99.9%**	+ 1.3%
Days on Market Until Sale	33	**27**	- 18.2%	28	**19**	- 32.1%
Inventory of Homes for Sale	24	**16**	- 33.3%	—	**—**	—
Months Supply of Inventory	1.6	**1.1**	- 31.3%	—	**—**	—

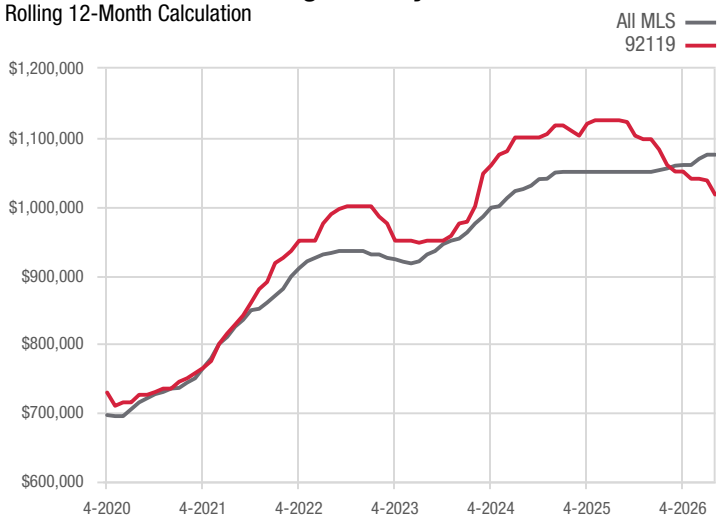
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	14	**14**	0.0%	113	**103**	- 8.8%
Pending Sales	7	**12**	+ 71.4%	69	**48**	- 30.4%
Closed Sales	13	**7**	- 46.2%	70	**43**	- 38.6%
Median Sales Price*	$495,000	**$660,000**	+ 33.3%	$524,450	**$500,000**	- 4.7%
Percent of Original List Price Received*	99.0%	**100.1%**	+ 1.1%	98.4%	**98.9%**	+ 0.5%
Days on Market Until Sale	20	**19**	- 5.0%	34	**39**	+ 14.7%
Inventory of Homes for Sale	26	**32**	+ 23.1%	—	**—**	—
Months Supply of Inventory	3.3	**4.6**	+ 39.4%	—	**—**	—

* 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.

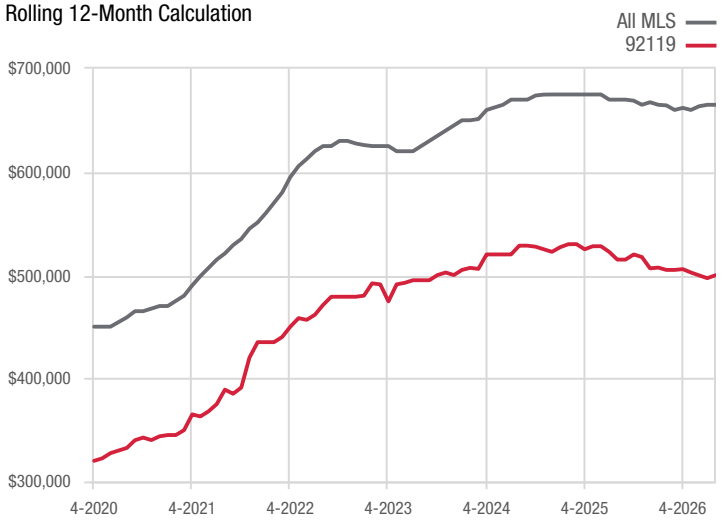
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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