

Local Market Update for September 2026

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

92119

San Carlos

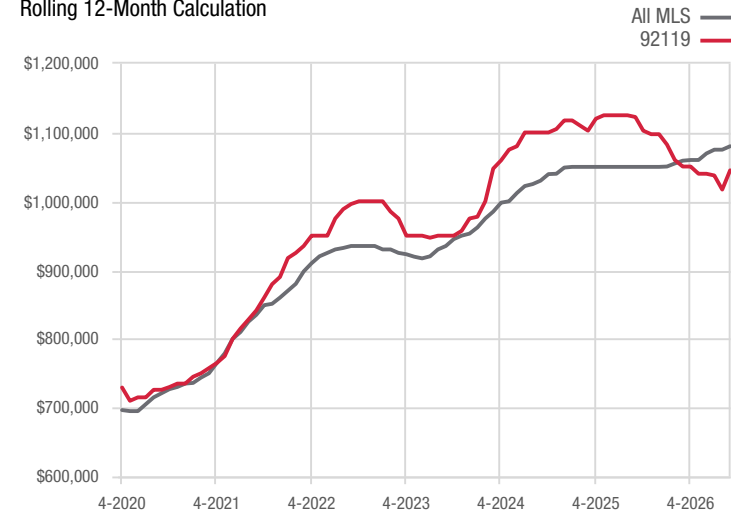
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	17	19	+ 11.8%	189	171	- 9.5%
Pending Sales	17	13	- 23.5%	138	141	+ 2.2%
Closed Sales	13	23	+ 76.9%	131	144	+ 9.9%
Median Sales Price*	\$956,000	\$1,230,000	+ 28.7%	\$1,121,250	\$1,050,000	- 6.4%
Percent of Original List Price Received*	102.9%	97.5%	- 5.2%	99.0%	99.5%	+ 0.5%
Days on Market Until Sale	22	30	+ 36.4%	27	21	- 22.2%
Inventory of Homes for Sale	19	16	- 15.8%	—	—	—
Months Supply of Inventory	1.2	1.2	0.0%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	14	11	- 21.4%	127	114	- 10.2%
Pending Sales	12	7	- 41.7%	81	56	- 30.9%
Closed Sales	4	9	+ 125.0%	74	52	- 29.7%
Median Sales Price*	\$512,500	\$474,000	- 7.5%	\$524,450	\$496,498	- 5.3%
Percent of Original List Price Received*	98.5%	96.5%	- 2.0%	98.4%	98.5%	+ 0.1%
Days on Market Until Sale	21	58	+ 176.2%	33	42	+ 27.3%
Inventory of Homes for Sale	22	26	+ 18.2%	—	—	—
Months Supply of Inventory	2.6	3.9	+ 50.0%	—	—	—

* 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

