Local Market Update for October 2026

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

92119

San Carlos

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	14	**20**	+ 42.9%	203	**190**	- 6.4%
Pending Sales	7	**7**	0.0%	145	**148**	+ 2.1%
Closed Sales	18	**6**	- 66.7%	149	**150**	+ 0.7%
Median Sales Price*	$997,450	**$1,311,000**	+ 31.4%	$1,100,000	**$1,050,500**	- 4.5%
Percent of Original List Price Received*	98.9%	**100.2%**	+ 1.3%	99.0%	**99.6%**	+ 0.6%
Days on Market Until Sale	26	**12**	- 53.8%	27	**20**	- 25.9%
Inventory of Homes for Sale	18	**25**	+ 38.9%	—	—	—
Months Supply of Inventory	1.2	**1.8**	+ 50.0%	—	—	—

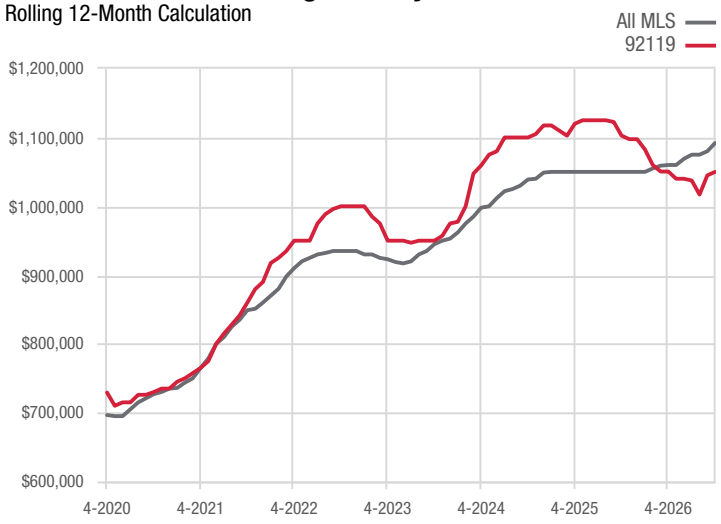
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	10	**12**	+ 20.0%	137	**126**	- 8.0%
Pending Sales	9	**5**	- 44.4%	90	**62**	- 31.1%
Closed Sales	13	**8**	- 38.5%	87	**61**	- 29.9%
Median Sales Price*	$515,000	**$412,500**	- 19.9%	$520,000	**$485,500**	- 6.6%
Percent of Original List Price Received*	97.3%	**95.6%**	- 1.7%	98.2%	**98.0%**	- 0.2%
Days on Market Until Sale	37	**45**	+ 21.6%	34	**43**	+ 26.5%
Inventory of Homes for Sale	20	**23**	+ 15.0%	—	—	—
Months Supply of Inventory	2.3	**3.6**	+ 56.5%	—	—	—

* 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.

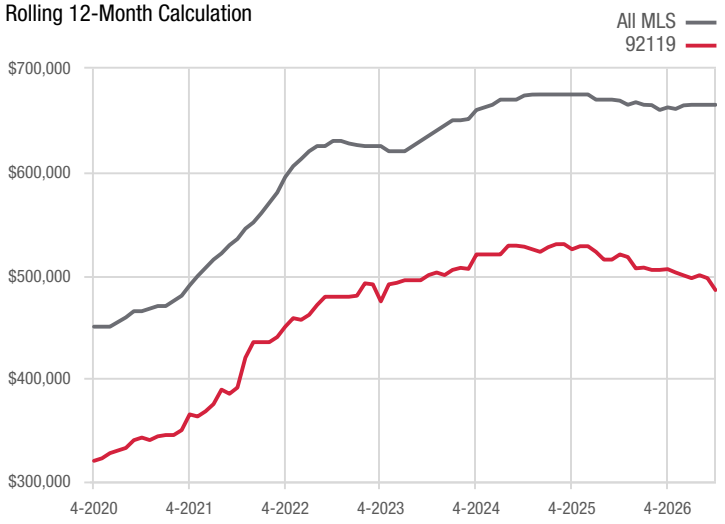
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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