

Local Market Update for August 2025

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

92119

San Carlos

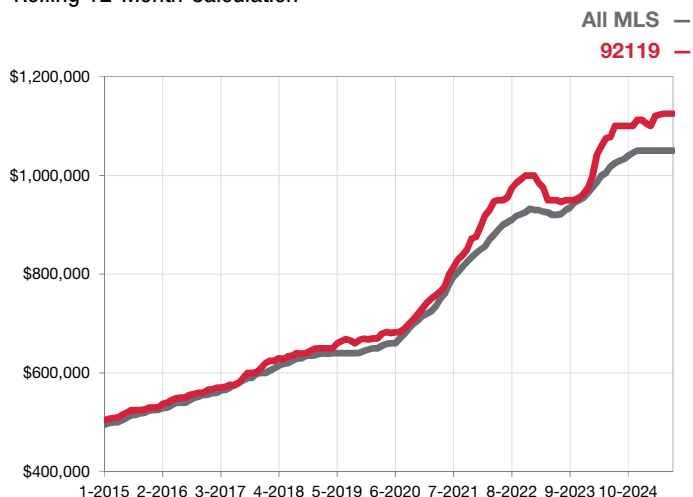
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	22	22	0.0%	197	175	- 11.2%
Pending Sales	26	18	- 30.8%	142	122	- 14.1%
Closed Sales	17	26	+ 52.9%	129	118	- 8.5%
Median Sales Price*	\$1,160,000	\$1,137,500	- 1.9%	\$1,115,000	\$1,137,500	+ 2.0%
Percent of Original List Price Received*	98.1%	96.5%	- 1.6%	100.4%	98.6%	- 1.8%
Days on Market Until Sale	19	32	+ 68.4%	18	26	+ 44.4%
Inventory of Homes for Sale	27	21	- 22.2%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--

* 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	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	15	13	- 13.3%	79	111	+ 40.5%
Pending Sales	10	8	- 20.0%	56	70	+ 25.0%
Closed Sales	7	12	+ 71.4%	53	68	+ 28.3%
Median Sales Price*	\$527,000	\$485,000	- 8.0%	\$528,000	\$524,450	- 0.7%
Percent of Original List Price Received*	94.4%	99.1%	+ 5.0%	99.0%	98.4%	- 0.6%
Days on Market Until Sale	25	22	- 12.0%	21	35	+ 66.7%
Inventory of Homes for Sale	17	25	+ 47.1%	--	--	--
Months Supply of Inventory	2.8	3.1	+ 10.7%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

