

Local Market Update for June 2025

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

92119

San Carlos

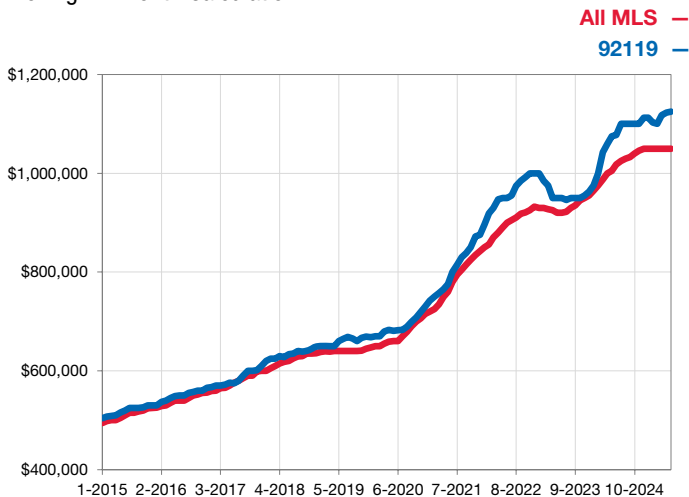
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	25	19	- 24.0%	134	129	- 3.7%
Pending Sales	19	12	- 36.8%	101	84	- 16.8%
Closed Sales	15	10	- 33.3%	91	80	- 12.1%
Median Sales Price*	\$1,120,000	\$1,167,500	+ 4.2%	\$1,110,000	\$1,137,500	+ 2.5%
Percent of Original List Price Received*	99.1%	97.5%	- 1.6%	101.2%	99.2%	- 2.0%
Days on Market Until Sale	15	22	+ 46.7%	18	23	+ 27.8%
Inventory of Homes for Sale	24	28	+ 16.7%	--	--	--
Months Supply of Inventory	1.6	1.8	+ 12.5%	--	--	--

* 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.

Attached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	8	10	+ 25.0%	52	77	+ 48.1%
Pending Sales	7	13	+ 85.7%	41	55	+ 34.1%
Closed Sales	6	11	+ 83.3%	41	50	+ 22.0%
Median Sales Price*	\$465,750	\$505,000	+ 8.4%	\$528,000	\$547,500	+ 3.7%
Percent of Original List Price Received*	97.9%	97.5%	- 0.4%	100.1%	98.3%	- 1.8%
Days on Market Until Sale	29	24	- 17.2%	21	40	+ 90.5%
Inventory of Homes for Sale	10	17	+ 70.0%	--	--	--
Months Supply of Inventory	1.7	2.1	+ 23.5%	--	--	--

* 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

