

Local Market Update for June 2024

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

92119

San Carlos

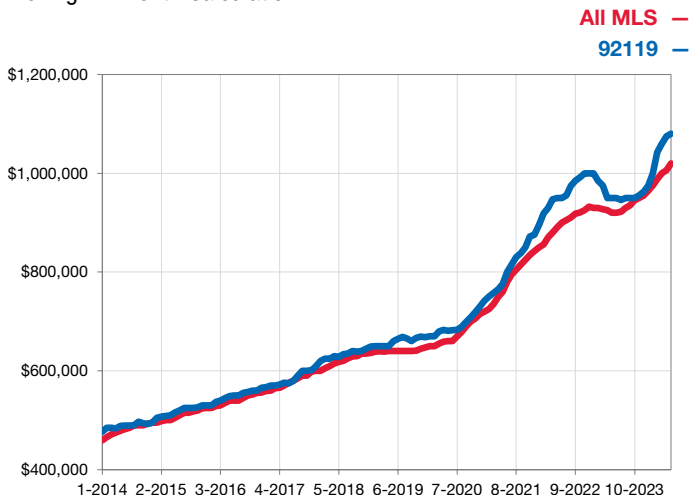
Single Family	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	18	25	+ 38.9%	100	132	+ 32.0%
Pending Sales	16	20	+ 25.0%	98	102	+ 4.1%
Closed Sales	14	14	0.0%	94	89	- 5.3%
Median Sales Price*	\$1,000,000	\$1,132,500	+ 13.3%	\$945,500	\$1,115,000	+ 17.9%
Percent of Original List Price Received*	101.9%	98.9%	- 2.9%	101.2%	101.2%	0.0%
Days on Market Until Sale	17	15	- 11.8%	22	18	- 18.2%
Inventory of Homes for Sale	8	21	+ 162.5%	--	--	--
Months Supply of Inventory	0.5	1.4	+ 180.0%	--	--	--

* 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.

Townhouse-Condo	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	11	8	- 27.3%	49	52	+ 6.1%
Pending Sales	10	7	- 30.0%	49	41	- 16.3%
Closed Sales	4	6	+ 50.0%	45	41	- 8.9%
Median Sales Price*	\$500,000	\$465,750	- 6.9%	\$500,000	\$528,000	+ 5.6%
Percent of Original List Price Received*	100.4%	97.9%	- 2.5%	101.9%	100.1%	- 1.8%
Days on Market Until Sale	5	29	+ 480.0%	19	21	+ 10.5%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

* 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

