

Local Market Update for April 2025

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

92119

San Carlos

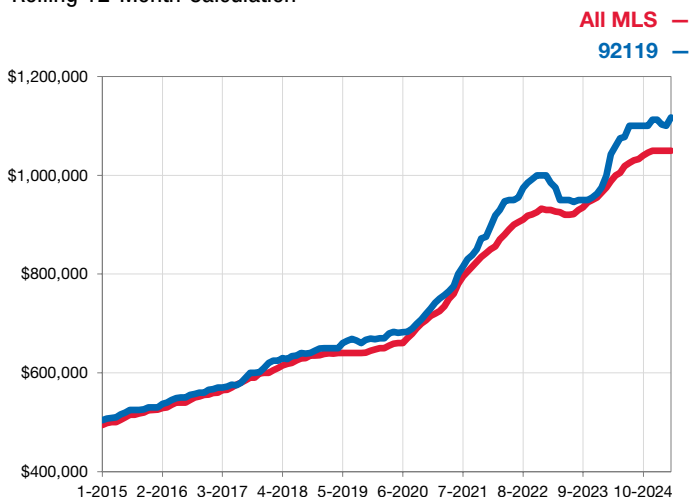
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	30	15	- 50.0%	83	79	- 4.8%
Pending Sales	19	14	- 26.3%	68	57	- 16.2%
Closed Sales	21	11	- 47.6%	56	56	0.0%
Median Sales Price*	\$1,080,000	\$1,249,000	+ 15.6%	\$1,107,500	\$1,115,100	+ 0.7%
Percent of Original List Price Received*	101.0%	100.6%	- 0.4%	101.1%	99.8%	- 1.3%
Days on Market Until Sale	22	19	- 13.6%	19	23	+ 21.1%
Inventory of Homes for Sale	18	15	- 16.7%	--	--	--
Months Supply of Inventory	1.2	0.9	- 25.0%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	8	12	+ 50.0%	34	48	+ 41.2%
Pending Sales	7	8	+ 14.3%	29	33	+ 13.8%
Closed Sales	4	11	+ 175.0%	29	32	+ 10.3%
Median Sales Price*	\$582,000	\$460,000	- 21.0%	\$528,000	\$540,000	+ 2.3%
Percent of Original List Price Received*	99.0%	96.9%	- 2.1%	100.2%	98.6%	- 1.6%
Days on Market Until Sale	30	57	+ 90.0%	23	45	+ 95.7%
Inventory of Homes for Sale	6	17	+ 183.3%	--	--	--
Months Supply of Inventory	0.9	2.4	+ 166.7%	--	--	--

* 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

