

Local Market Update for September 2024

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

92119

San Carlos

Single Family

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	19	26	+ 36.8%	160	223	+ 39.4%
Pending Sales	12	12	0.0%	140	154	+ 10.0%
Closed Sales	15	14	- 6.7%	140	143	+ 2.1%
Median Sales Price*	\$1,100,000	\$1,071,500	- 2.6%	\$958,500	\$1,115,000	+ 16.3%
Percent of Original List Price Received*	102.6%	100.8%	- 1.8%	101.9%	100.4%	- 1.5%
Days on Market Until Sale	13	20	+ 53.8%	18	18	0.0%
Inventory of Homes for Sale	17	32	+ 88.2%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--

* 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.

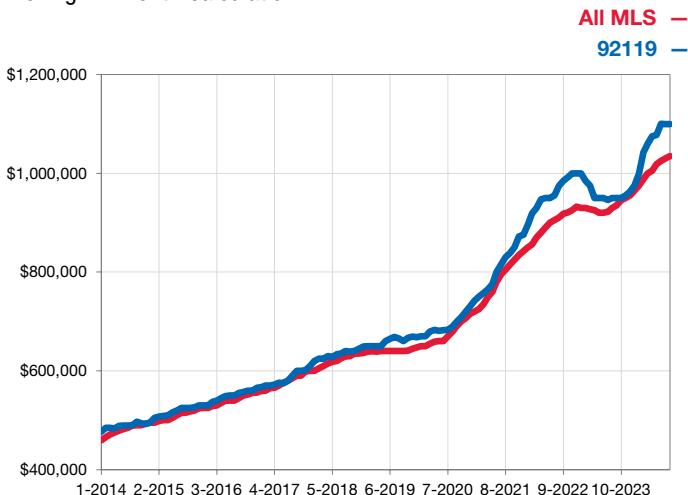
Townhouse-Condo

Key Metrics	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
New Listings	7	7	0.0%	70	86	+ 22.9%
Pending Sales	4	5	+ 25.0%	66	61	- 7.6%
Closed Sales	5	9	+ 80.0%	68	62	- 8.8%
Median Sales Price*	\$495,000	\$515,000	+ 4.0%	\$500,000	\$526,000	+ 5.2%
Percent of Original List Price Received*	100.0%	99.0%	- 1.0%	103.0%	99.0%	- 3.9%
Days on Market Until Sale	15	14	- 6.7%	21	20	- 4.8%
Inventory of Homes for Sale	7	17	+ 142.9%	--	--	--
Months Supply of Inventory	1.0	2.8	+ 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

