

# Local Market Update for August 2024

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

## 92119

San Carlos

### Single Family

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	21	28	+ 33.3%	141	195	+ 38.3%
Pending Sales	16	26	+ 62.5%	128	142	+ 10.9%
Closed Sales	16	17	+ 6.3%	125	128	+ 2.4%
Median Sales Price*	\$1,112,500	\$1,160,000	+ 4.3%	\$953,000	\$1,117,500	+ 17.3%
Percent of Original List Price Received*	104.7%	98.1%	- 6.3%	101.8%	100.3%	- 1.5%
Days on Market Until Sale	9	19	+ 111.1%	19	18	- 5.3%
Inventory of Homes for Sale	14	26	+ 85.7%	--	--	--
Months Supply of Inventory	0.9	1.7	+ 88.9%	--	--	--

\* 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.

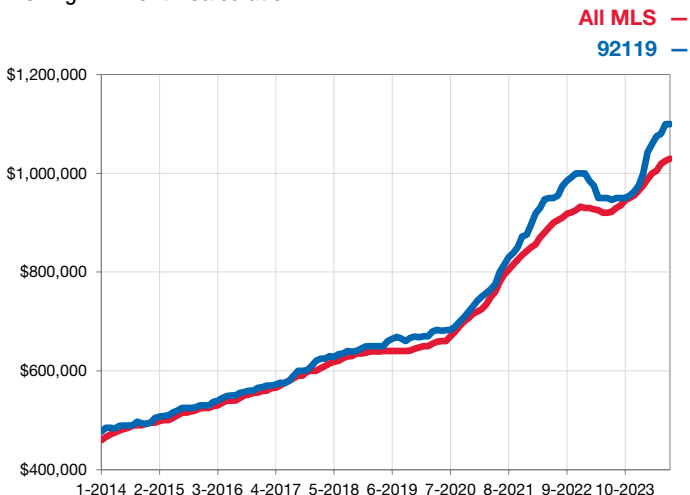
### Townhouse-Condo

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	7	15	+ 114.3%	63	79	+ 25.4%
Pending Sales	5	10	+ 100.0%	62	56	- 9.7%
Closed Sales	10	6	- 40.0%	63	52	- 17.5%
Median Sales Price*	\$462,500	\$566,000	+ 22.4%	\$500,000	\$530,000	+ 6.0%
Percent of Original List Price Received*	109.9%	96.2%	- 12.5%	103.3%	99.3%	- 3.9%
Days on Market Until Sale	36	26	- 27.8%	21	21	0.0%
Inventory of Homes for Sale	4	17	+ 325.0%	--	--	--
Months Supply of Inventory	0.6	2.8	+ 366.7%	--	--	--

\* 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

