

Local Market Update for March 2026

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

92119

San Carlos

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	18	17	- 5.6%	64	46	- 28.1%
Pending Sales	11	17	+ 54.5%	45	42	- 6.7%
Closed Sales	22	11	- 50.0%	47	37	- 21.3%
Median Sales Price*	\$1,137,500	\$1,110,000	- 2.4%	\$1,115,100	\$1,000,000	- 10.3%
Percent of Original List Price Received*	99.1%	101.5%	+ 2.4%	99.7%	99.3%	- 0.4%
Days on Market Until Sale	27	28	+ 3.7%	27	26	- 3.7%
Inventory of Homes for Sale	20	8	- 60.0%	—	—	—
Months Supply of Inventory	1.2	0.6	- 50.0%	—	—	—

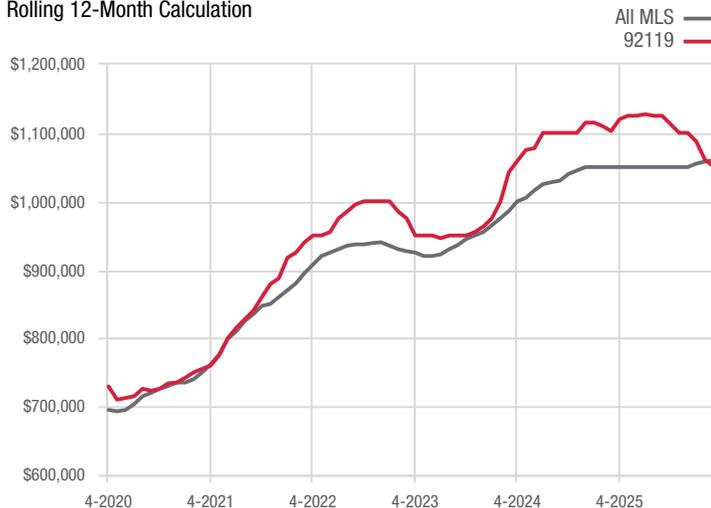
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	14	8	- 42.9%	36	27	- 25.0%
Pending Sales	11	4	- 63.6%	24	14	- 41.7%
Closed Sales	6	5	- 16.7%	20	13	- 35.0%
Median Sales Price*	\$609,200	\$530,000	- 13.0%	\$562,000	\$530,000	- 5.7%
Percent of Original List Price Received*	98.2%	100.6%	+ 2.4%	99.4%	99.9%	+ 0.5%
Days on Market Until Sale	57	11	- 80.7%	37	28	- 24.3%
Inventory of Homes for Sale	17	17	0.0%	—	—	—
Months Supply of Inventory	2.5	2.2	- 12.0%	—	—	—

* 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

