

Local Market Update for February 2025

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

92119

San Carlos

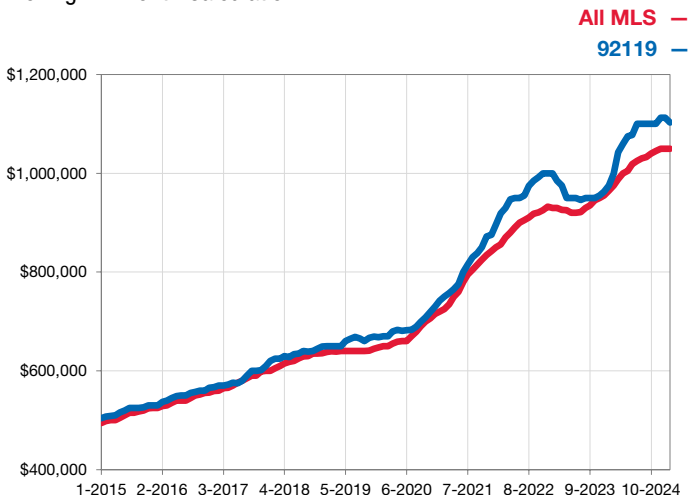
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	13	19	+ 46.2%	30	45	+ 50.0%
Pending Sales	10	18	+ 80.0%	24	33	+ 37.5%
Closed Sales	12	12	0.0%	21	23	+ 9.5%
Median Sales Price*	\$1,136,000	\$1,010,000	- 11.1%	\$1,110,000	\$1,051,000	- 5.3%
Percent of Original List Price Received*	102.0%	101.6%	- 0.4%	101.4%	100.2%	- 1.2%
Days on Market Until Sale	15	21	+ 40.0%	19	21	+ 10.5%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	0.9	0.8	- 11.1%	--	--	--

* 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	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	8	10	+ 25.0%	23	22	- 4.3%
Pending Sales	7	7	0.0%	16	14	- 12.5%
Closed Sales	9	9	0.0%	17	13	- 23.5%
Median Sales Price*	\$505,000	\$550,000	+ 8.9%	\$520,000	\$559,000	+ 7.5%
Percent of Original List Price Received*	100.6%	99.0%	- 1.6%	100.1%	99.5%	- 0.6%
Days on Market Until Sale	18	30	+ 66.7%	24	24	0.0%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

* 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

