

Local Market Update for December 2025

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

92119

San Carlos

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		2	2	0.0%	268	206	- 23.1%
Pending Sales		16	9	- 43.8%	202	166	- 17.8%
Closed Sales		19	9	- 52.6%	197	166	- 15.7%
Median Sales Price*		\$1,054,000	\$1,050,000	- 0.4%	\$1,115,000	\$1,100,000	- 1.3%
Percent of Original List Price Received*		98.4%	100.5%	+ 2.1%	99.8%	99.1%	- 0.7%
Days on Market Until Sale		37	30	- 18.9%	21	27	+ 28.6%
Inventory of Homes for Sale		21	3	- 85.7%	--	--	--
Months Supply of Inventory		1.2	0.2	- 83.3%	--	--	--

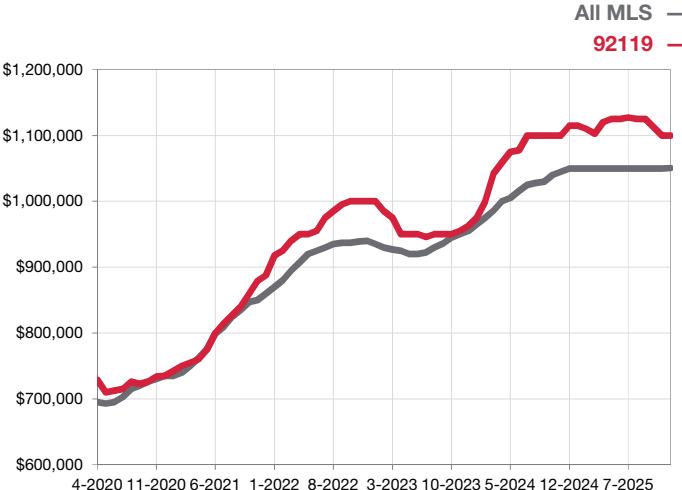
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		11	1	- 90.9%	113	127	+ 12.4%
Pending Sales		6	4	- 33.3%	81	96	+ 18.5%
Closed Sales		10	8	- 20.0%	81	97	+ 19.8%
Median Sales Price*		\$500,500	\$465,000	- 7.1%	\$525,000	\$515,000	- 1.9%
Percent of Original List Price Received*		98.0%	99.2%	+ 1.2%	98.8%	98.3%	- 0.5%
Days on Market Until Sale		27	43	+ 59.3%	25	34	+ 36.0%
Inventory of Homes for Sale		12	2	- 83.3%	--	--	--
Months Supply of Inventory		1.8	0.3	- 83.3%	--	--	--

* 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

