

Local Market Update for December 2025

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

92119

San Carlos

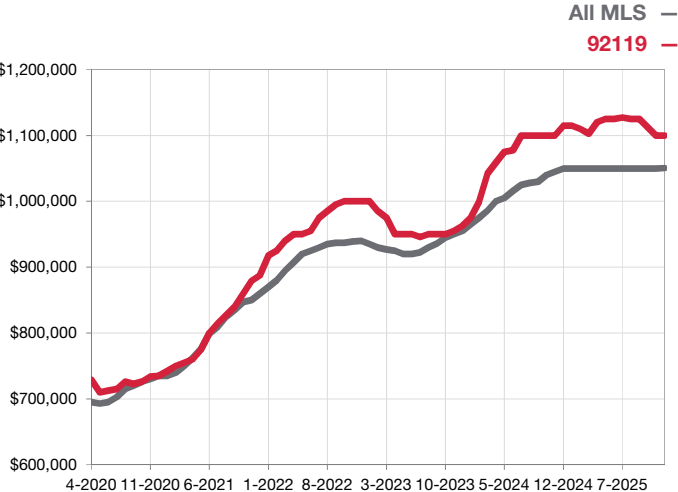
| Detached | December | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|--------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 12-2024 | Thru 12-2025 | Percent Change |
| New Listings | 2 | 2 | 0.0% | 268 | 206 | - 23.1% |
| Pending 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

