

Local Market Update for October 2024

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

92119

San Carlos

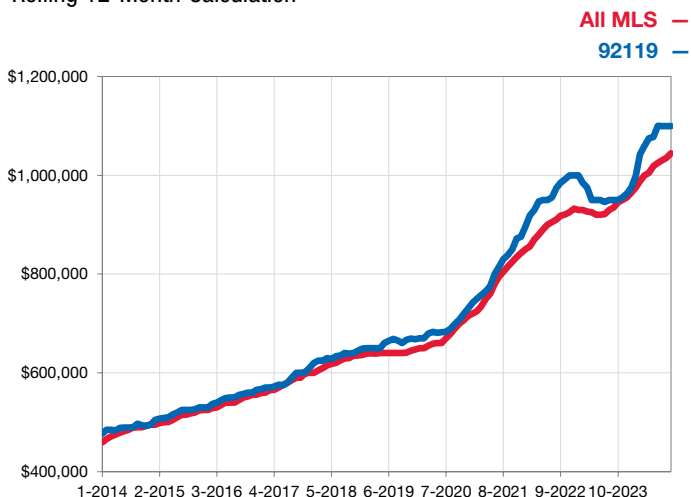
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	16	18	+ 12.5%	176	242	+ 37.5%
Pending Sales	8	21	+ 162.5%	148	173	+ 16.9%
Closed Sales	9	20	+ 122.2%	149	163	+ 9.4%
Median Sales Price*	\$1,050,000	\$1,085,444	+ 3.4%	\$963,000	\$1,110,000	+ 15.3%
Percent of Original List Price Received*	101.5%	97.9%	- 3.5%	101.9%	100.1%	- 1.8%
Days on Market Until Sale	33	25	- 24.2%	19	19	0.0%
Inventory of Homes for Sale	19	24	+ 26.3%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

* 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	7	12	+ 71.4%	77	100	+ 29.9%
Pending Sales	4	6	+ 50.0%	70	67	- 4.3%
Closed Sales	3	5	+ 66.7%	71	67	- 5.6%
Median Sales Price*	\$507,000	\$495,000	- 2.4%	\$500,000	\$520,000	+ 4.0%
Percent of Original List Price Received*	104.6%	101.4%	- 3.1%	103.1%	99.1%	- 3.9%
Days on Market Until Sale	9	44	+ 388.9%	20	22	+ 10.0%
Inventory of Homes for Sale	9	20	+ 122.2%	--	--	--
Months Supply of Inventory	1.4	3.2	+ 128.6%	--	--	--

* 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

