

# Local Market Update for January 2025

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

## 92119

San Carlos

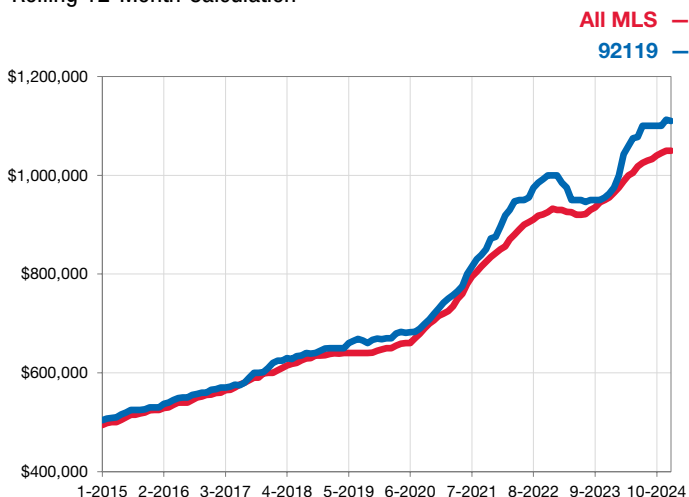
Single Family	January			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	17	24	+ 41.2%	17	24	+ 41.2%
Pending Sales	14	14	0.0%	14	14	0.0%
Closed Sales	9	10	+ 11.1%	9	10	+ 11.1%
Median Sales Price*	\$1,062,000	\$1,075,500	+ 1.3%	\$1,062,000	\$1,075,500	+ 1.3%
Percent of Original List Price Received*	100.7%	98.6%	- 2.1%	100.7%	98.6%	- 2.1%
Days on Market Until Sale	25	20	- 20.0%	25	20	- 20.0%
Inventory of Homes for Sale	10	17	+ 70.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

\* 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	January			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	15	11	- 26.7%	15	11	- 26.7%
Pending Sales	9	8	- 11.1%	9	8	- 11.1%
Closed Sales	8	3	- 62.5%	8	3	- 62.5%
Median Sales Price*	\$527,500	\$730,000	+ 38.4%	\$527,500	\$730,000	+ 38.4%
Percent of Original List Price Received*	99.4%	100.7%	+ 1.3%	99.4%	100.7%	+ 1.3%
Days on Market Until Sale	31	6	- 80.6%	31	6	- 80.6%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--

\* 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

