Local Market Update for July 2025

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

92119

San Carlos

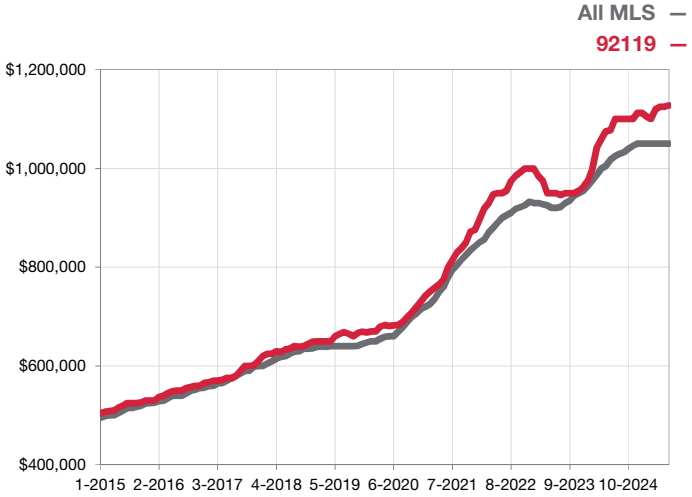
Detached	July			Year to Date		
Key Metrics	**2024**	**2025**	Percent Change	**Thru 7-2024**	**Thru 7-2025**	Percent Change
New Listings	33	**23**	- 30.3%	167	**153**	- 8.4%
Pending Sales	15	**21**	+ 40.0%	116	**103**	- 11.2%
Closed Sales	21	**11**	- 47.6%	112	**92**	- 17.9%
Median Sales Price*	$1,100,000	**$1,230,000**	+ 11.8%	$1,107,500	**$1,150,000**	+ 3.8%
Percent of Original List Price Received*	98.7%	**98.9%**	+ 0.2%	100.7%	**99.2%**	- 1.5%
Days on Market Until Sale	20	**26**	+ 30.0%	18	**24**	+ 33.3%
Inventory of Homes for Sale	32	**27**	- 15.6%	--	**--**	--
Months Supply of Inventory	2.2	**1.7**	- 22.7%	--	**--**	--

* 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.

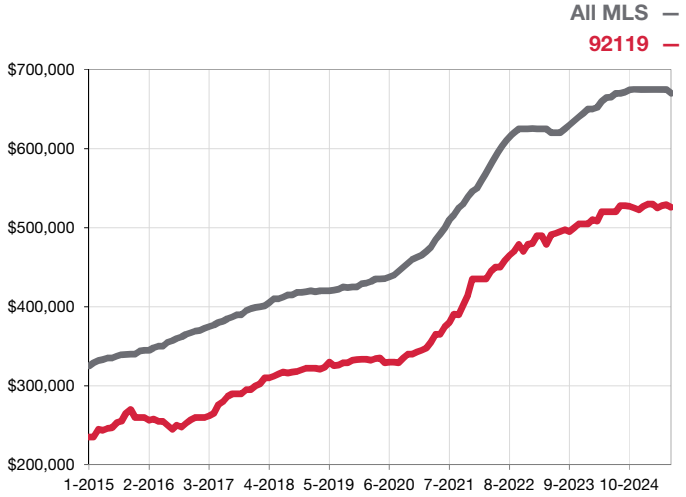
Attached	July			Year to Date		
Key Metrics	**2024**	**2025**	Percent Change	**Thru 7-2024**	**Thru 7-2025**	Percent Change
New Listings	12	**20**	+ 66.7%	64	**97**	+ 51.6%
Pending Sales	5	**9**	+ 80.0%	46	**63**	+ 37.0%
Closed Sales	5	**6**	+ 20.0%	46	**56**	+ 21.7%
Median Sales Price*	$539,000	**$517,500**	- 4.0%	$530,000	**$535,000**	+ 0.9%
Percent of Original List Price Received*	95.9%	**98.0%**	+ 2.2%	99.7%	**98.2%**	- 1.5%
Days on Market Until Sale	16	**29**	+ 81.3%	21	**37**	+ 76.2%
Inventory of Homes for Sale	15	**25**	+ 66.7%	--	**--**	--
Months Supply of Inventory	2.6	**3.0**	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Current as of August 5, 2025. All data from the San Diego MLS. Report © 2025 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.