

Local Market Update for October 2025

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

92119

San Carlos

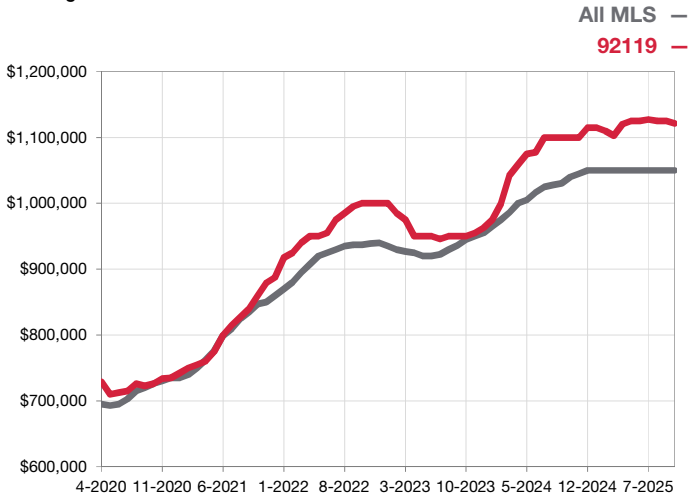
Detached	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
Key Metrics						
New Listings	13	13	0.0%	231	207	- 10.4%
Pending Sales	21	7	- 66.7%	173	147	- 15.0%
Closed Sales	19	17	- 10.5%	163	149	- 8.6%
Median Sales Price*	\$1,095,888	\$995,000	- 9.2%	\$1,110,000	\$1,112,600	+ 0.2%
Percent of Original List Price Received*	98.4%	98.8%	+ 0.4%	100.2%	99.0%	- 1.2%
Days on Market Until Sale	25	27	+ 8.0%	19	27	+ 42.1%
Inventory of Homes for Sale	27	18	- 33.3%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

* 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	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
Key Metrics						
New Listings	13	8	- 38.5%	97	132	+ 36.1%
Pending Sales	5	7	+ 40.0%	65	86	+ 32.3%
Closed Sales	5	11	+ 120.0%	66	84	+ 27.3%
Median Sales Price*	\$495,000	\$515,000	+ 4.0%	\$522,500	\$524,450	+ 0.4%
Percent of Original List Price Received*	101.4%	97.0%	- 4.3%	99.2%	98.2%	- 1.0%
Days on Market Until Sale	44	39	- 11.4%	22	34	+ 54.5%
Inventory of Homes for Sale	23	20	- 13.0%	--	--	--
Months Supply of Inventory	3.7	2.4	- 35.1%	--	--	--

* 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

