

Local Market Update for September 2025

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

92119

San Carlos

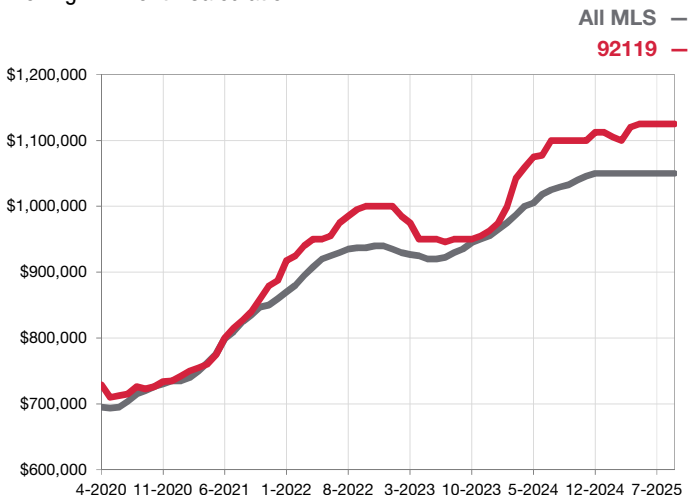
Detached	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
Key Metrics						
New Listings	17	17	0.0%	187	194	+ 3.7%
Pending Sales	10	17	+ 70.0%	152	139	- 8.6%
Closed Sales	15	12	- 20.0%	144	132	- 8.3%
Median Sales Price*	\$1,075,000	\$978,000	- 9.0%	\$1,112,500	\$1,125,000	+ 1.1%
Percent of Original List Price Received*	100.7%	103.5%	+ 2.8%	100.4%	99.1%	- 1.3%
Days on Market Until Sale	20	21	+ 5.0%	18	27	+ 50.0%
Inventory of Homes for Sale	32	20	- 37.5%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--

* 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.

Attached	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
Key Metrics						
New Listings	8	13	+ 62.5%	77	124	+ 61.0%
Pending Sales	5	9	+ 80.0%	61	78	+ 27.9%
Closed Sales	9	4	- 55.6%	62	73	+ 17.7%
Median Sales Price*	\$515,000	\$512,500	- 0.5%	\$526,000	\$528,900	+ 0.6%
Percent of Original List Price Received*	99.0%	98.5%	- 0.5%	99.0%	98.4%	- 0.6%
Days on Market Until Sale	14	21	+ 50.0%	20	33	+ 65.0%
Inventory of Homes for Sale	16	21	+ 31.3%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--

* 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

