

Local Market Update for November 2025

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

92119

San Carlos

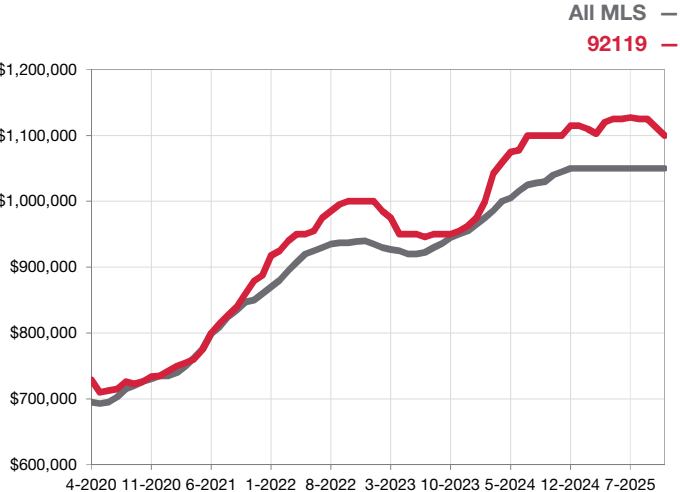
Detached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	10	10	0.0%	255	218	- 14.5%
Pending Sales	13	10	- 23.1%	186	157	- 15.6%
Closed Sales	15	6	- 60.0%	178	157	- 11.8%
Median Sales Price*	\$1,140,000	\$1,057,500	- 7.2%	\$1,117,500	\$1,102,600	- 1.3%
Percent of Original List Price Received*	97.7%	98.5%	+ 0.8%	100.0%	99.0%	- 1.0%
Days on Market Until Sale	28	40	+ 42.9%	20	27	+ 35.0%
Inventory of Homes for Sale	30	12	- 60.0%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--

* 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.

Attached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	5	6	+ 20.0%	102	138	+ 35.3%
Pending Sales	10	7	- 30.0%	75	93	+ 24.0%
Closed Sales	5	4	- 20.0%	71	89	+ 25.4%
Median Sales Price*	\$555,000	\$614,450	+ 10.7%	\$527,000	\$528,900	+ 0.4%
Percent of Original List Price Received*	95.0%	97.2%	+ 2.3%	98.9%	98.2%	- 0.7%
Days on Market Until Sale	57	27	- 52.6%	25	34	+ 36.0%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	1.9	1.7	- 10.5%	--	--	--

* 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

