

Local Market Update for January 2026

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

92119

San Carlos

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		26	16	- 38.5%	26	16	- 38.5%
Pending Sales		17	18	+ 5.9%	17	18	+ 5.9%
Closed Sales		12	11	- 8.3%	12	11	- 8.3%
Median Sales Price*		\$1,100,000	\$955,000	- 13.2%	\$1,100,000	\$955,000	- 13.2%
Percent of Original List Price Received*		98.6%	99.1%	+ 0.5%	98.6%	99.1%	+ 0.5%
Days on Market Until Sale		28	23	- 17.9%	28	23	- 17.9%
Inventory of Homes for Sale		19	3	- 84.2%	--	--	--
Months Supply of Inventory		1.1	0.2	- 81.8%	--	--	--

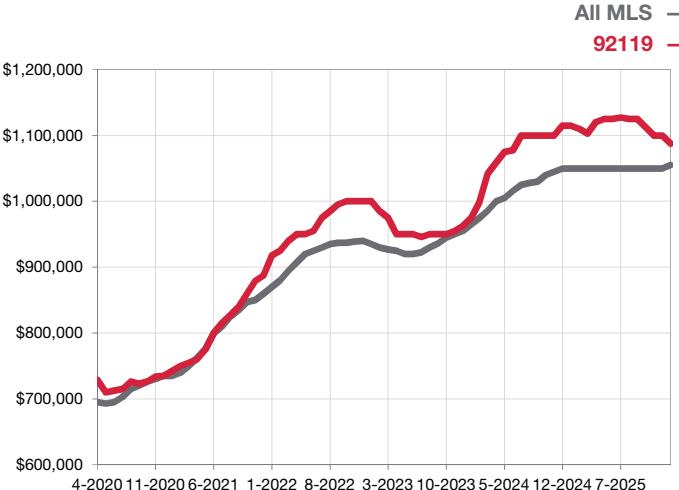
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		12	10	- 16.7%	12	10	- 16.7%
Pending Sales		6	3	- 50.0%	6	3	- 50.0%
Closed Sales		5	4	- 20.0%	5	4	- 20.0%
Median Sales Price*		\$730,000	\$677,000	- 7.3%	\$730,000	\$677,000	- 7.3%
Percent of Original List Price Received*		100.0%	98.6%	- 1.4%	100.0%	98.6%	- 1.4%
Days on Market Until Sale		38	51	+ 34.2%	38	51	+ 34.2%
Inventory of Homes for Sale		15	12	- 20.0%	--	--	--
Months Supply of Inventory		2.3	1.5	- 34.8%	--	--	--

* 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

