

# Local Market Update for December 2025

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

## 92119

San Carlos

Detached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	2	2	0.0%	268	206	- 23.1%
Pending Sales	16	9	- 43.8%	202	166	- 17.8%
Closed Sales	19	9	- 52.6%	197	166	- 15.7%
Median Sales Price*	\$1,054,000	<b>\$1,050,000</b>	- 0.4%	\$1,115,000	<b>\$1,100,000</b>	- 1.3%
Percent of Original List Price Received*	98.4%	<b>100.5%</b>	+ 2.1%	99.8%	<b>99.1%</b>	- 0.7%
Days on Market Until Sale	37	<b>30</b>	- 18.9%	21	<b>27</b>	+ 28.6%
Inventory of Homes for Sale	21	<b>3</b>	- 85.7%	--	--	--
Months Supply of Inventory	1.2	<b>0.2</b>	- 83.3%	--	--	--

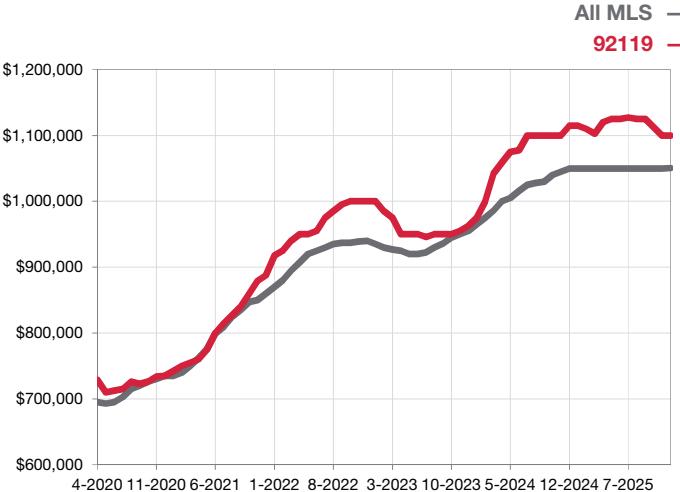
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	11	<b>1</b>	- 90.9%	113	<b>127</b>	+ 12.4%
Pending Sales	6	<b>4</b>	- 33.3%	81	<b>96</b>	+ 18.5%
Closed Sales	10	<b>8</b>	- 20.0%	81	<b>97</b>	+ 19.8%
Median Sales Price*	\$500,500	<b>\$465,000</b>	- 7.1%	\$525,000	<b>\$515,000</b>	- 1.9%
Percent of Original List Price Received*	98.0%	<b>99.2%</b>	+ 1.2%	98.8%	<b>98.3%</b>	- 0.5%
Days on Market Until Sale	27	<b>43</b>	+ 59.3%	25	<b>34</b>	+ 36.0%
Inventory of Homes for Sale	12	<b>2</b>	- 83.3%	--	--	--
Months Supply of Inventory	1.8	<b>0.3</b>	- 83.3%	--	--	--

\* 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

