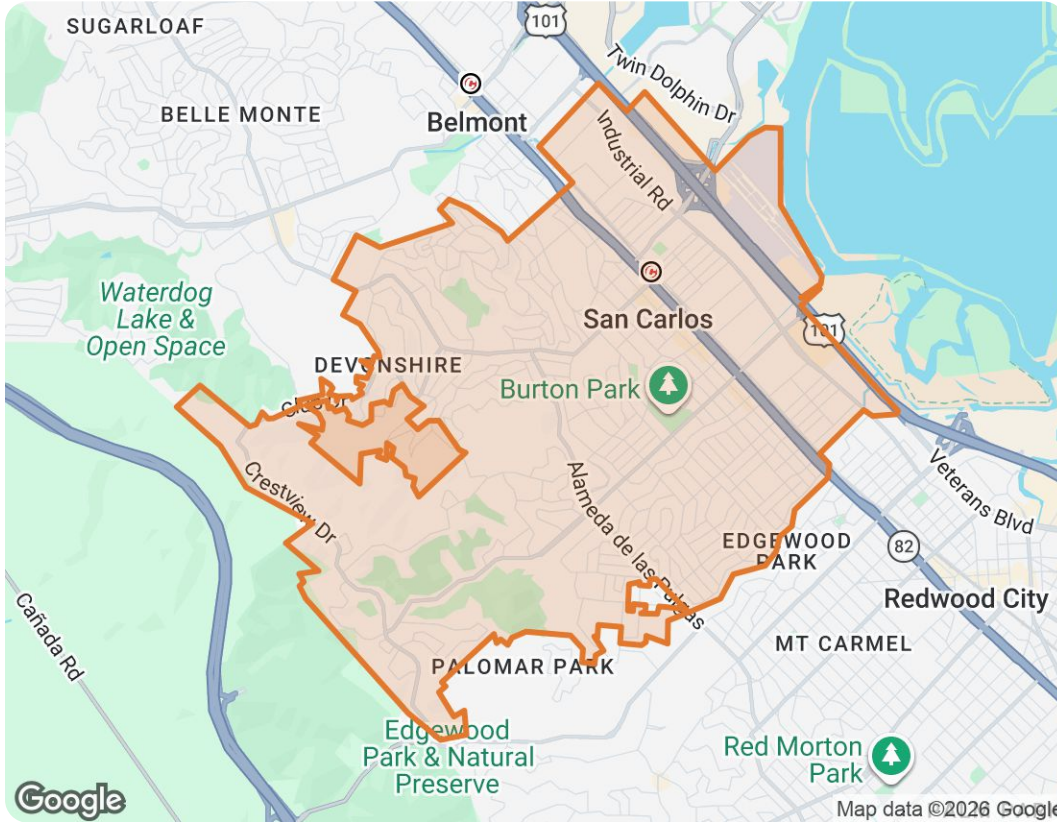


San Carlos, California



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Market Trends

Market Trends for San Carlos, California

Single Family + Condo/Townhouse/Apt.

May 2026

Market Type

**Seller's
Market**

Balanced
Market

Buyer's
Market

Key Details

<p>Months of Inventory</p> <p>1.34</p> <p>↓ 10.67% MoM</p>	<p>Sold to List Price %</p> <p>106.3%</p> <p>↑ 0.62% MoM</p>	<p>Median Days in RPR</p> <p>10</p> <p>↓ 23.08% MoM</p>	<p>Median Sold Price</p> <p>\$2,700,000</p> <p>↑ 5.47% MoM</p>
---	---	--	---

May 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value

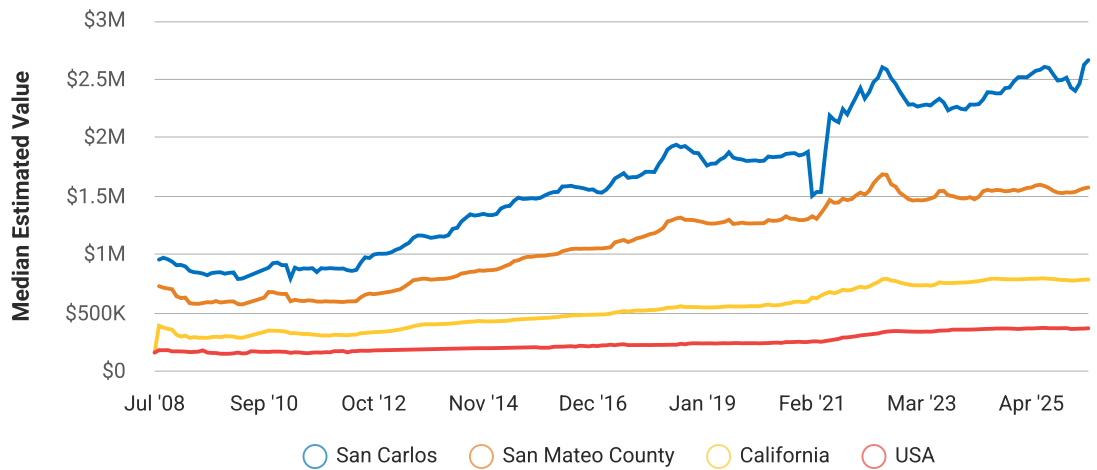
\$2,665,000

Last Month Change

+1.5%

12 Month Change

+3.6%



San Carlos, California

May 2026 Active Listings

San Carlos, California

Single Family + Condo/Townhouse/Apt.

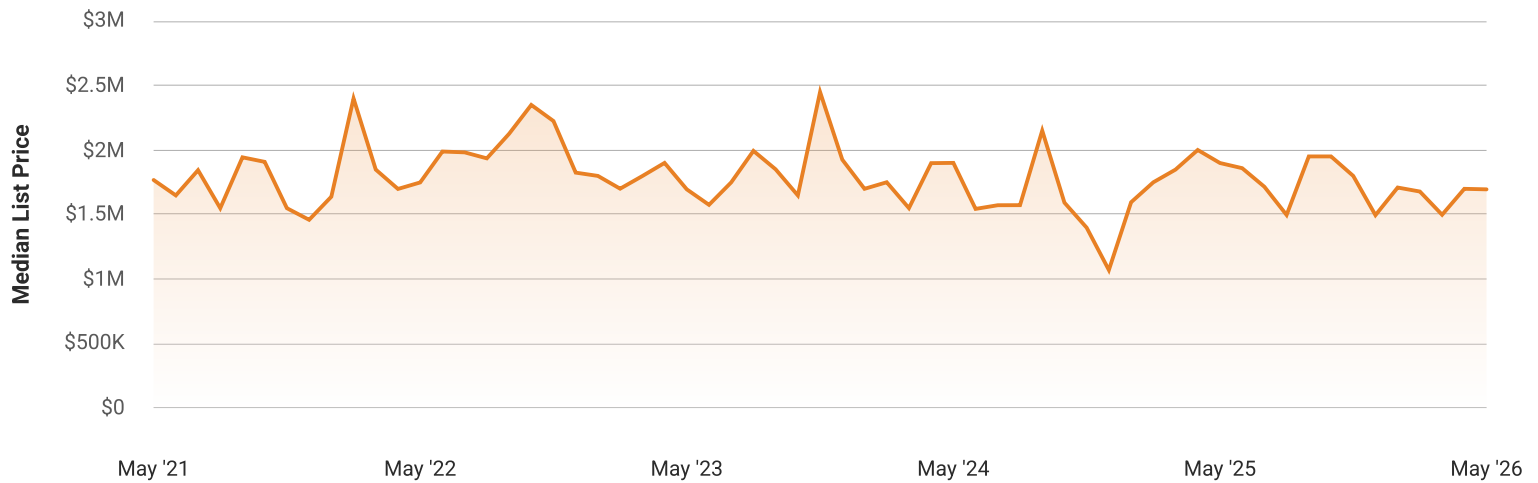
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$1,695,000

↓ 0.2% Month over Month



San Carlos, California

May 2026 Sold Listings

San Carlos, California

Single Family + Condo/Townhouse/Apt.

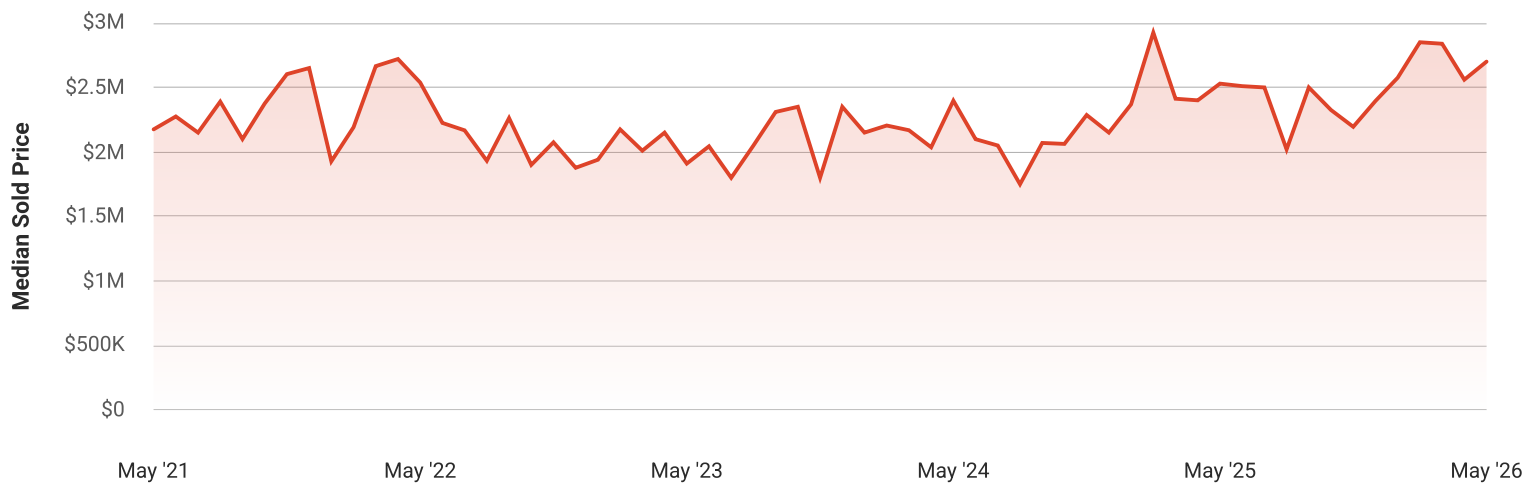
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$2,700,000

↑ 5.5% Month over Month



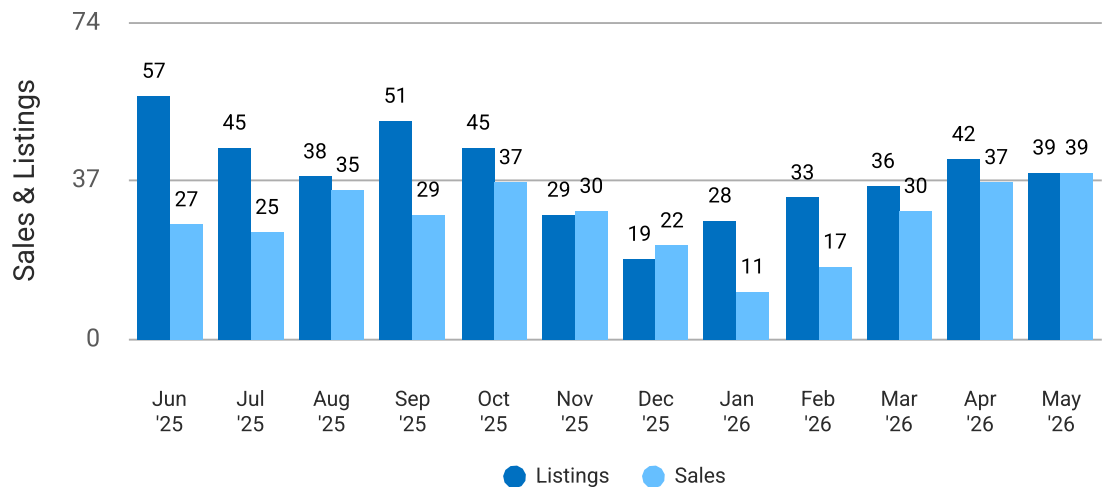
Total Sales and Active Listings in San Carlos, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



San Carlos, California

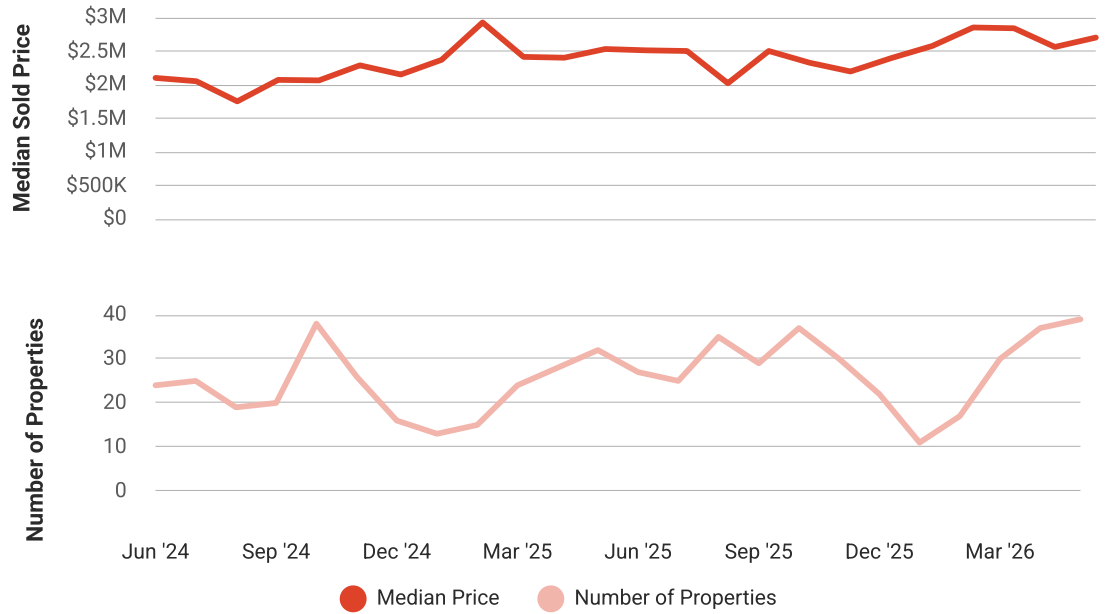
Median Sold Price vs Sold Listings in San Carlos, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



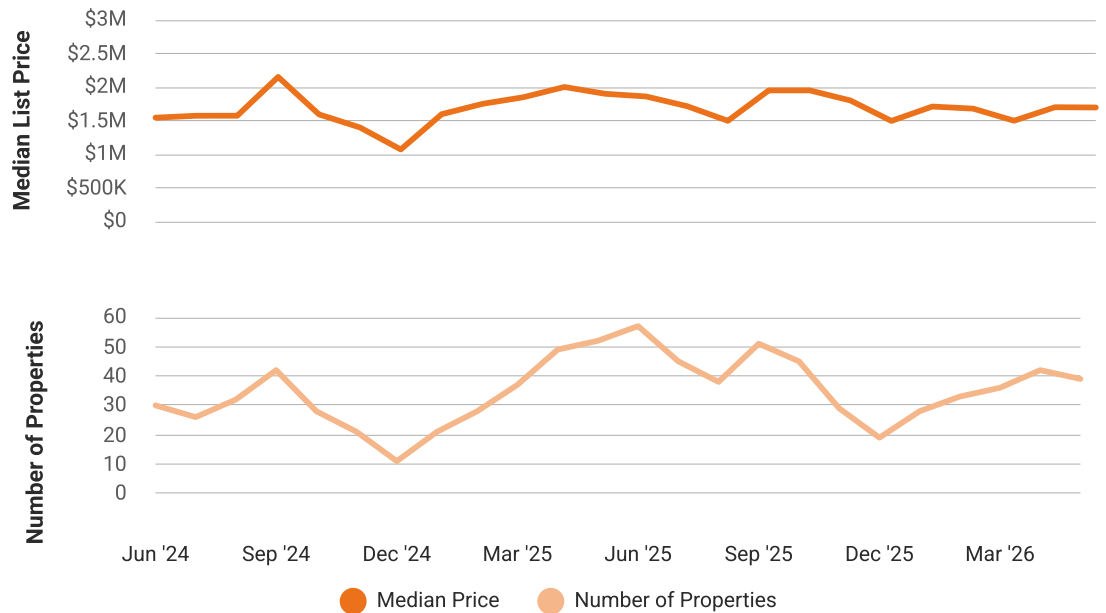
Median List Price vs Active Listings in San Carlos, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 5/31/2026	\$2,665,000	\$2,624,790 +1.53%	\$2,402,050 +10.95%	\$2,573,480 +3.56%	\$2,328,070 +14.47%	\$2,276,840 +17.05%
Median Sold Price Last Updated: 5/31/2026	\$2,700,000	\$2,560,000 +5.47%	\$2,850,000 -5.26%	\$2,529,444 +6.74%	\$2,397,500 +12.62%	\$1,910,000 +41.36%
Median List Price Last Updated: 5/31/2026	\$1,695,000	\$1,698,999 -0.24%	\$1,678,000 +1.01%	\$1,898,999 -10.74%	\$1,900,000 -10.79%	\$1,695,000 0%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 10

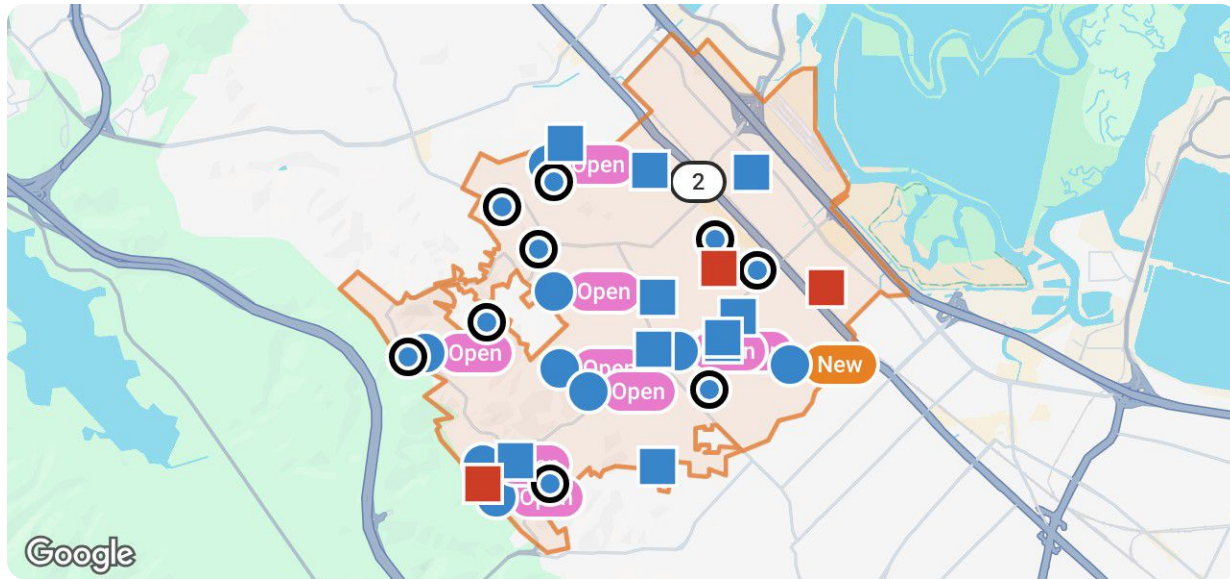
Change Types: New Listings, Pending, Closed, Distressed

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



Legend

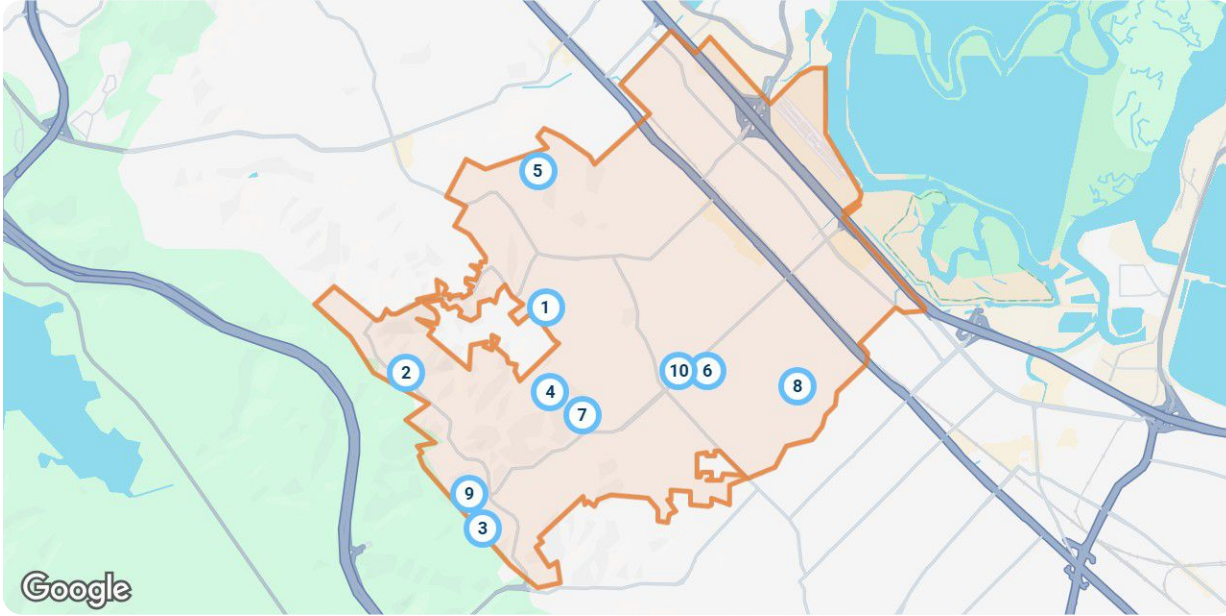
- For Sale
- For Sale Pending
- Distressed Pending
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	4
Lowest Listing Price / Est.Value	\$700,000	\$1,099,900	\$1,108,000	\$1,038,520
Median Listing Price / Est.Value	\$2,093,944	\$1,998,000	\$2,547,500	\$1,451,450
Highest Listing Price / Est.Value	\$3,970,000	\$2,888,000	\$3,270,000	\$2,021,000
Average Price / sqft	\$1,175	\$1,265	\$1,457	\$1,851
Median Price / sqft	\$1,223	\$1,343	\$1,367	\$1,303
Average Days in RPR	5	26	11	131
Median Days in RPR	5	10	11	131
Total Volume	\$21,921,888	\$20,897,900	\$24,118,000	\$5,962,420
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown

New





Source: Listings



Legend

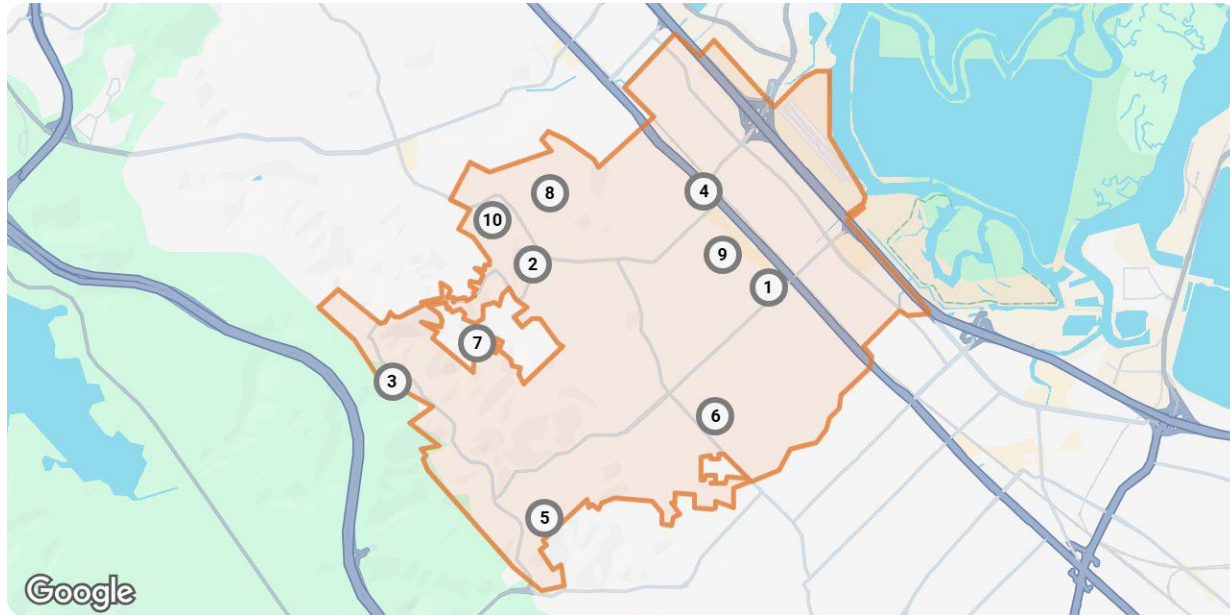
● Active For Sale











New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>182 Coronado Ave San Carlos, CA 94070 MLS ID: 82049946 ● Active / For Sale</p> <p><i>Listing Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	5/3	4,050	8,055 sqft	1975	6/5/2026 1 day	\$3,970,000 \$980/sq ft
2	 <p>3 Daffodil Ln San Carlos, CA 94070 MLS ID: 82047664 ● Active / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Condo/Townhouse/Apt.	3/2	1,990	1,625 sqft	1988	6/5/2026 1 day	\$1,988,888 \$999/sq ft
3	 <p>3358 La Mesa Dr, Apt 7 San Carlos, CA 94070 MLS ID: 82049953 ● Active / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Condo/Townhouse/Apt.	2/2	1,040	1,270 sqft	1972	6/5/2026 1 day	\$749,000 \$720/sq ft
4	 <p>402 Portofino Dr San Carlos, CA 94070 MLS ID: 82049947 ● Active / For Sale</p> <p><i>Listing Courtesy of Golden Gate Sotheby's International Realty</i></p>	Condo/Townhouse/Apt.	3/2	1,570	1,084 sqft	1961	6/5/2026 1 day	\$1,279,000 \$815/sq ft
5	 <p>34 Cottage Ln San Carlos, CA 94070 MLS ID: 82049507 ● Active / For Sale</p> <p><i>Listing Courtesy of California Realty</i></p>	Single Family	3/2	1,275	8,100 sqft	1962	6/2/2026 4 days	\$1,900,000 \$1,490/sq ft

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <p>2139 Greenwood Ave San Carlos, CA 94070 MLS ID: 82049294 ● Active / For Sale</p> <p><i>Listing Courtesy of Deleon Realty</i></p>	Single Family	4/4	2,352	9,557 sqft	1955	6/1/2026 5 days	\$3,588,000 \$1,526/sq ft
7	 <p>1061 Porto Marino Dr San Carlos, CA 94070 MLS ID: 82049295 ● Active / For Sale</p> <p><i>Listing Courtesy of Golden Gate Sotheby's International Realty</i></p>	Single Family	4/2	2,000	0.28 acres	1960	6/1/2026 5 days	\$3,250,000 \$1,625/sq ft
8	 <p>1654 Chestnut St San Carlos, CA 94070 MLS ID: 82048719 ● Active / For Sale</p> <p><i>Listing Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	3/2	1,560	4,550 sqft	1948	5/29/2026 8 days	\$2,298,000 \$1,473/sq ft
9	 <p>3336 Brittan Ave, Apt 2 San Carlos, CA 94070 MLS ID: 82048193 ● Active / For Sale</p> <p><i>Listing Courtesy of Sotheby's Intl Rlty</i></p>	Condo/Townhouse/Apt.	2/2	1,040	5.01 acres	1973	5/28/2026 9 days	\$700,000 \$673/sq ft
10	 <p>1029 Lupin Way San Carlos, CA 94070 MLS ID: 82048469 ● Active / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Single Family	3/2	1,520	6,004 sqft	1948	5/25/2026 12 days	\$2,199,000 \$1,447/sq ft

Pending

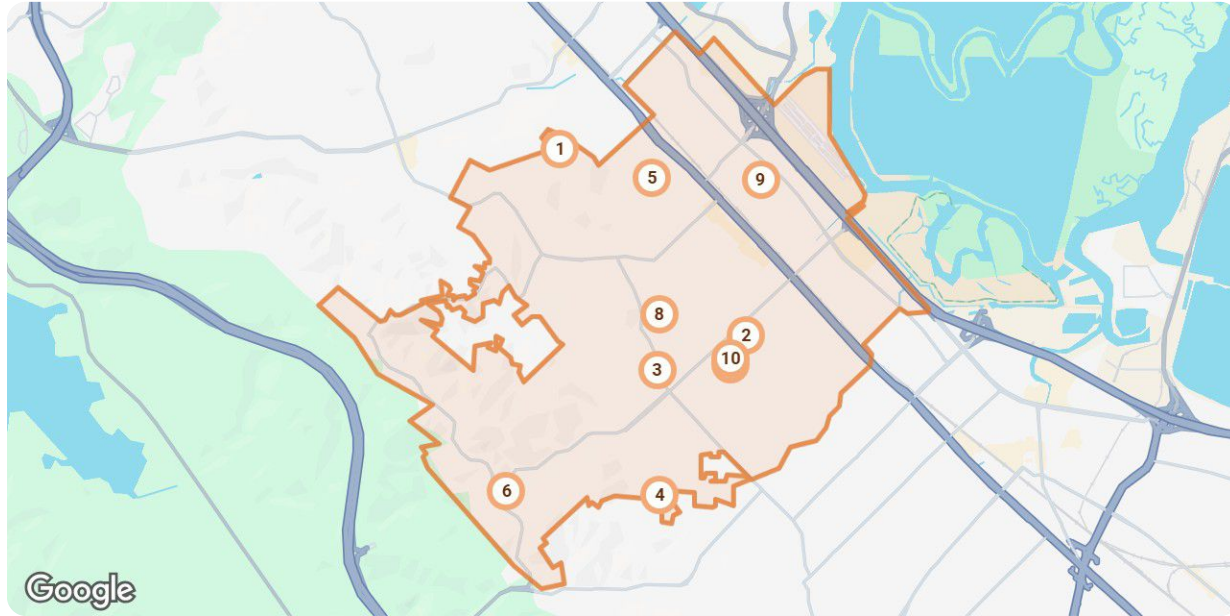
Source: Listings



Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p>1022 Walnut St San Carlos, CA 94070 MLS ID: 82049085</p> <p>Pending / For Sale</p> <p><i>Listing Courtesy of Christie's International Real Estate Sereno</i></p>	Single Family	2/2	1,290	6,000 sqft 1928	5/29/2026	\$1,998,000 \$1,549/sq ft	6/4/2026 6 days
2	 <p>32 Beverly Dr San Carlos, CA 94070 MLS ID: 82047697</p> <p>Pending / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	1,613	6,577 sqft 1942	5/18/2026	\$2,499,000 \$1,549/sq ft	6/3/2026 16 days
3	 <p>8 Calypso Ln San Carlos, CA 94070 MLS ID: 82048248</p> <p>Pending / For Sale</p> <p><i>Listing Courtesy of Sotheby's Intl Rlty</i></p>	Condo/Townhouse/Apt.	3/2	1,709	1,241 sqft 1979	5/27/2026	\$1,600,000 \$936/sq ft	6/3/2026 7 days
4	 <p>520 El Camino Real, Ste 309 San Carlos, CA 94070 MLS ID: 41121808</p> <p>Pending / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Condo/Townhouse/Apt.	3/2	1,424	- 2022	1/23/2026	\$1,099,900 \$772/sq ft	6/3/2026 131 days
5	 <p>3194 La Mesa Dr San Carlos, CA 94070 MLS ID: 82048659</p> <p>Pending / For Sale</p> <p><i>Listing Courtesy of Gonzalez Properties</i></p>	Single Family	4/2	1,900	6,500 sqft 1968	5/27/2026	\$2,888,000 \$1,520/sq ft	6/3/2026 7 days
6	 <p>167 Oakview Dr San Carlos, CA 94070 MLS ID: 82047392</p> <p>Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	4/2	2,080	4,800 sqft 1951	5/21/2026	\$2,880,000 \$1,385/sq ft	5/29/2026 8 days
7	 <p>339 Chesham Ave San Carlos, CA 94070 MLS ID: 82047927</p> <p>Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	3/2	1,450	5,250 sqft 1959	5/20/2026	\$1,888,000 \$1,302/sq ft	5/28/2026 8 days
8	 <p>3 Garden Ln San Carlos, CA 94070 MLS ID: 82046904</p> <p>Pending / For Sale</p> <p><i>Listing Courtesy of Heckenberg Realty</i></p>	Single Family	3/2	1,240	5,964 sqft 1961	5/12/2026	\$1,998,000 \$1,611/sq ft	5/28/2026 16 days
9	 <p>793 Elm St, Apt 23 San Carlos, CA 94070 MLS ID: 82047409</p> <p>Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Condo/Townhouse/Apt.	2/2	1,512	0.6 acres 1982	5/15/2026	\$1,188,000 \$786/sq ft	5/26/2026 11 days
10	 <p>15 Bay View Dr San Carlos, CA 94070 MLS ID: 82039268</p> <p>Pending / For Sale</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	2,300	7,155 sqft 1965	4/6/2026	\$2,859,000 \$1,243/sq ft	5/23/2026 47 days

Closed

Source: Public Records and Listings

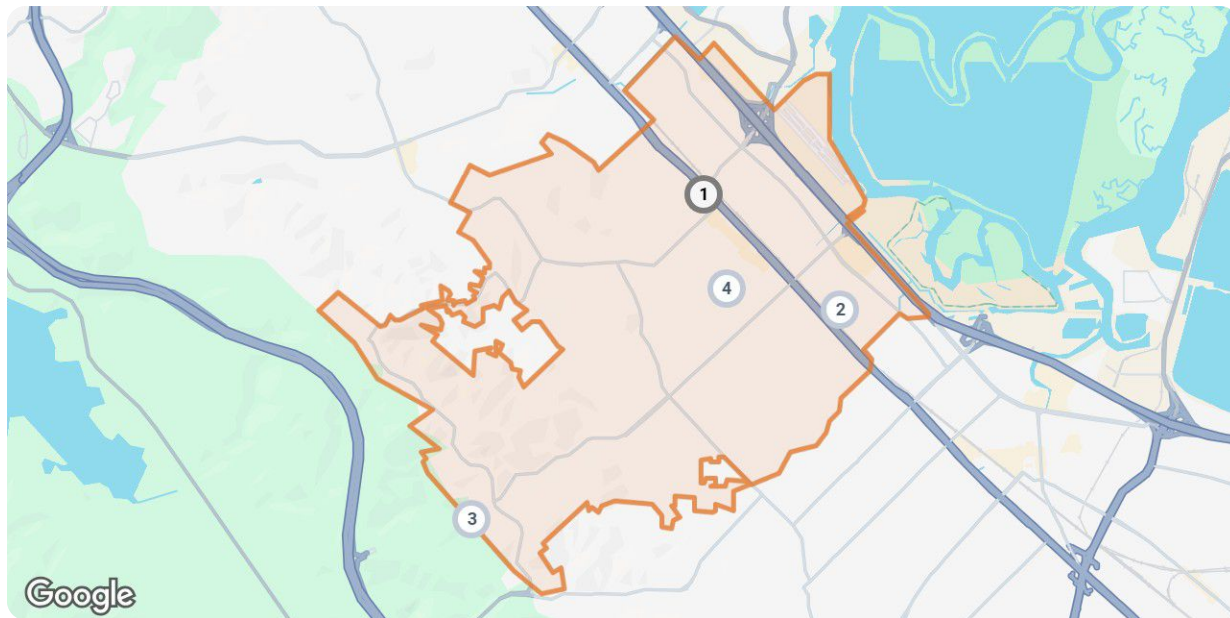


Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	 875 Buckland Ave San Carlos, CA 94070 MLS ID: 82045198 Closed / For Sale <i>Courtesy of Berkshire Hathaway HomeServices DrysdaleProperties</i>	Single Family	4/3	2,223	7,200 sqft 1955	6/5/2026 6 days	\$3,050,000 \$1,372/sq ft	↑ 13.05%
	 1836 Greenwood Ave San Carlos, CA 94070 MLS ID: 82046642 Closed / For Sale <i>Courtesy of Golden Gate Sotheby's International Realty</i>	Single Family	2/2	1,030	4,152 sqft 1945	6/5/2026 9 days	\$1,930,000 \$1,874/sq ft	↑ 7.34%
	 948 Alameda San Carlos, CA 94070 MLS ID: 82045221 Closed / For Sale <i>Courtesy of Christie's International Real Estate Sereno</i>	Single Family	3/3	2,327	5,500 sqft 1951	6/2/2026 12 days	\$2,425,000 \$1,042/sq ft	↑ 5.66%
	 2769 Bromley Dr San Carlos, CA 94070 MLS ID: 82046626 Closed / For Sale <i>Courtesy of Golden Gate Sotheby's International Realty</i>	Single Family	4/3	2,540	0.3 acres 1962	6/2/2026 2 days	\$2,800,000 \$1,102/sq ft	↑ 7.07%
	 265 Chestnut St San Carlos, CA 94070 MLS ID: 82040005 Closed / For Sale <i>Courtesy of KW Advisors</i>	Single Family	3/1	1,300	0.33 acres 1942	6/2/2026 14 days	\$2,165,000 \$1,665/sq ft	↓ 13.4%

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
6	 <p>1100 Greenbrier Rd San Carlos, CA 94070 MLS ID: 82046083 Closed / For Sale</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	2,611	8,239 sqft / 1965	6/2/2026 / 12 days	\$3,270,000 / \$1,252/sq ft	↑ 9.07%
7	 <p>2125 Howard Ave San Carlos, CA 94070 MLS ID: 82045282 Closed / For Sale</p> <p><i>Courtesy of Compass</i></p>	Single Family	4/2	1,530	4,744 sqft / 1950	6/1/2026 / 20 days	\$2,670,000 / \$1,745/sq ft	↓ 2.91%
8	 <p>807 Rutherford Ave San Carlos, CA 94070 MLS ID: 82046645 Closed / For Sale</p> <p><i>Courtesy of Compass</i></p>	Single Family	3/2	1,560	8,446 sqft / 1948	5/29/2026 / 9 days	\$3,050,000 / \$1,955/sq ft	↑ 27.19%
9	 <p>950 Cherry St San Carlos, CA 94070 MLS ID: 82045435 Closed / For Sale</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	2/1	814	2,500 sqft / 1975	5/28/2026 / 6 days	\$1,108,000 / \$1,361/sq ft	↑ 0.91%
10	 <p>2108 Howard Ave San Carlos, CA 94070 MLS ID: 82043558 Closed / For Sale</p> <p><i>Courtesy of Golden Gate Sotheby's International Realty</i></p>	Single Family	2/1	1,380	5,448 sqft / 1940	5/28/2026 / 16 days	\$1,650,000 / \$1,196/sq ft	↓ 2.83%


Distressed

Source: Public Records and Listings



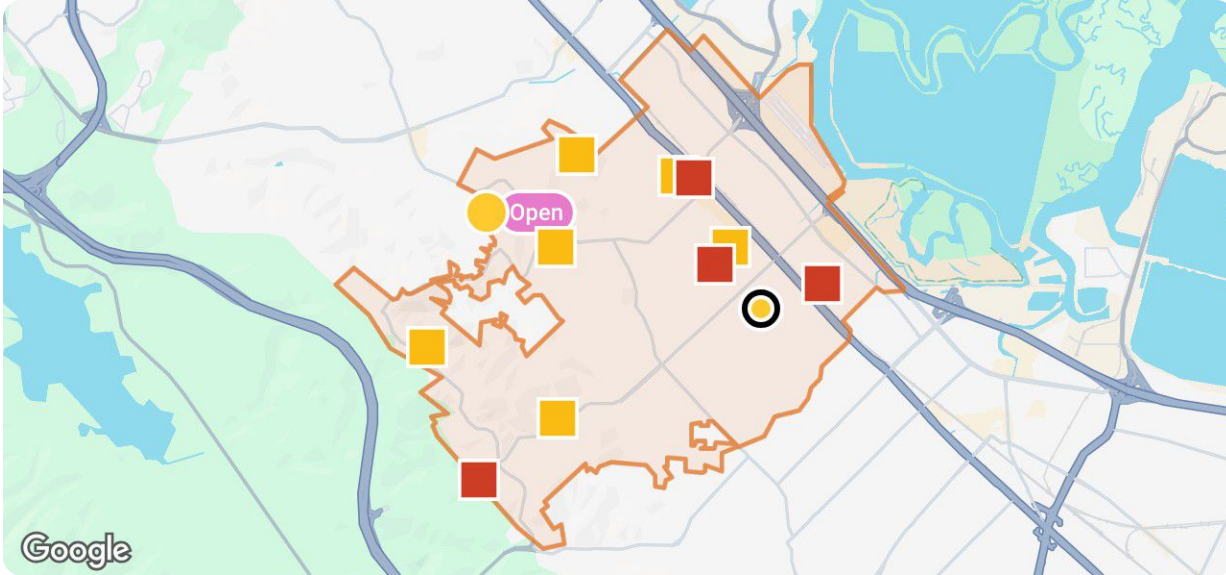
Legend

- Pending
- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>520 El Camino Real, Ste 309 San Carlos, CA 94070 MLS ID: 41121808 🔴 Pending / For Sale</p> <p><i>Listing Courtesy of Intero Real Estate Services</i></p>	Condo/Townhouse/Apt.	3/2	1,424	- 2022	1/23/2026 131 days	\$1,099,900 \$772/sq ft	4/3/2026 Notice of Default
2	 <p>1065 American St San Carlos, CA 94070 🔴 Off Market / Public Record</p>	Single Family	1/1	502	5,000 sqft 1945	- - days	- \$4,026/sq ft	4/17/2026 Notice of Default
3	 <p>3341 Brittan Ave, Apt 1 San Carlos, CA 94070 🔴 Off Market / Public Record</p>	Condo/Townhouse/Apt.	3/2	1,239	4.18 acres 1972	- - days	- \$838/sq ft	4/16/2026 Notice of Default
4	 <p>912 Woodland Ave San Carlos, CA 94070 🔴 Off Market / Public Record</p>	Single Family	2/1	1,020	5,750 sqft 1938	- - days	- \$1,768/sq ft	5/8/2026 Notice of Default

Summary

For Lease Activity in the Last 3 Months

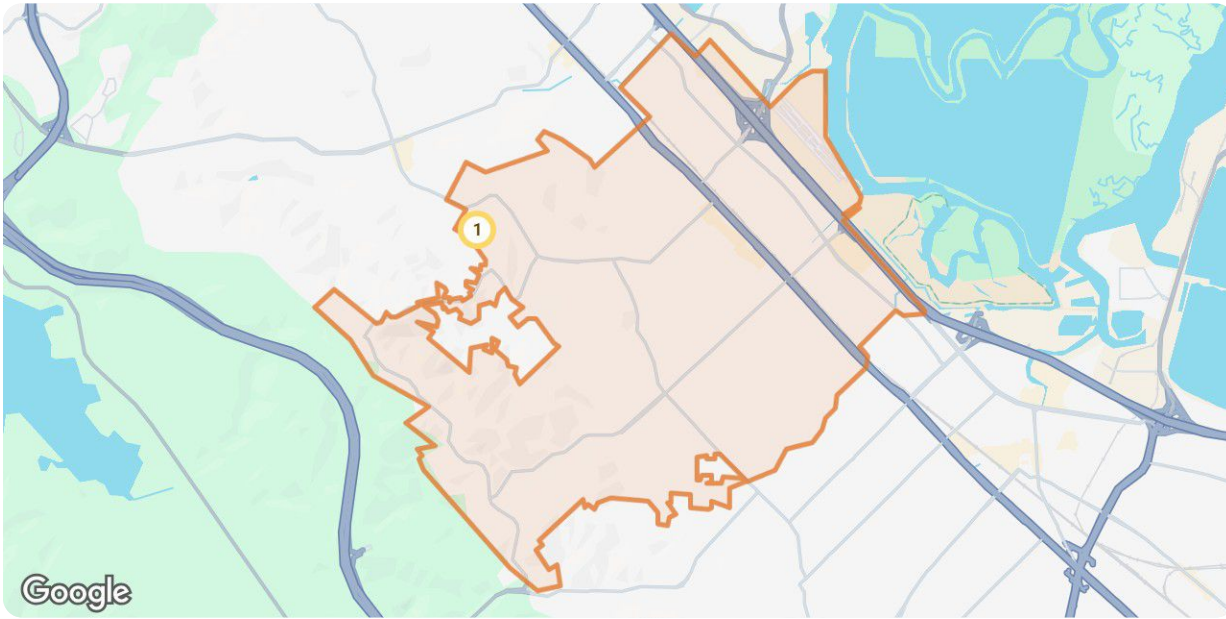


	New	Pending	Closed	Distressed
Number of Properties	1	1	6	4
Lowest Listing Price / Est.Value	\$10,500	\$7,500	\$2,200	\$1,038,520
Median Listing Price / Est.Value	\$10,500	\$7,500	\$7,050	\$1,505,975
Highest Listing Price / Est.Value	\$10,500	\$7,500	\$11,500	\$2,021,000
Average Price / sqft	\$3	\$3	\$670	\$1,870
Median Price / sqft	\$3	\$3	\$4	\$1,308
Average Days in RPR	11	6	34	-
Median Days in RPR	11	6	18	-
Total Volume	\$10,500	\$7,500	\$41,500	\$6,071,470
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown

New


Source: Listings



Legend

● Active For Lease

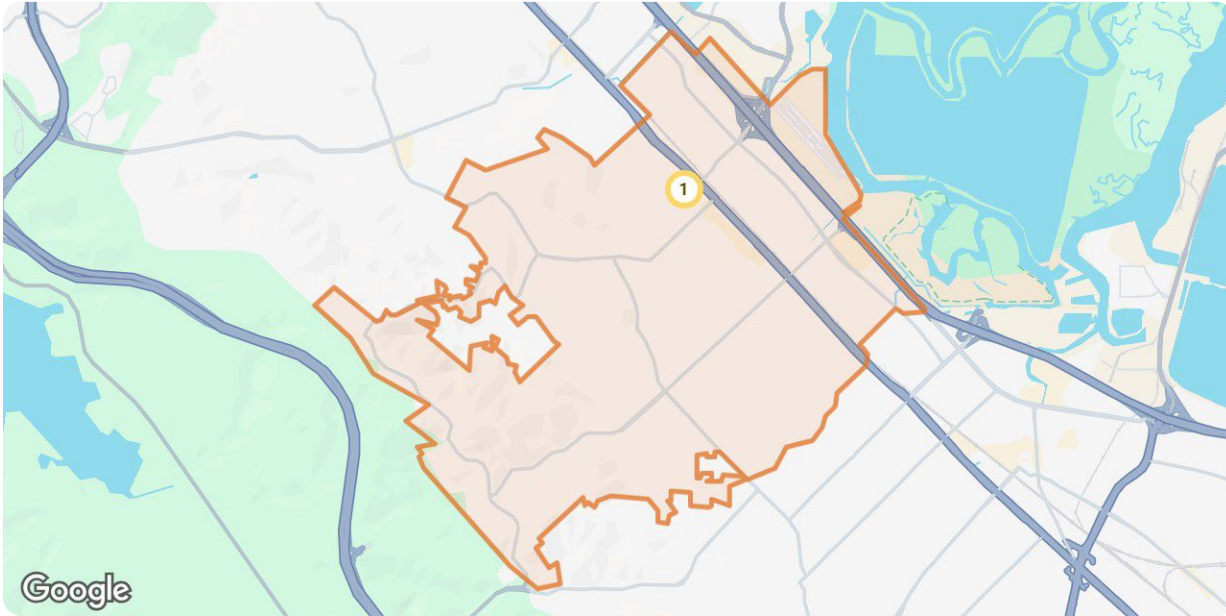
New: 1 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
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	70 Adam Ct San Carlos, CA 94070 MLS ID: 82048600	Single Family	5/4	3,200	9,779 sqft	1977	5/26/2026 11 days	\$10,500 mo. \$3/sq ft
	● Active / For Lease							

Courtesy of Legacy Living Realty

Pending

Source: Listings



Legend

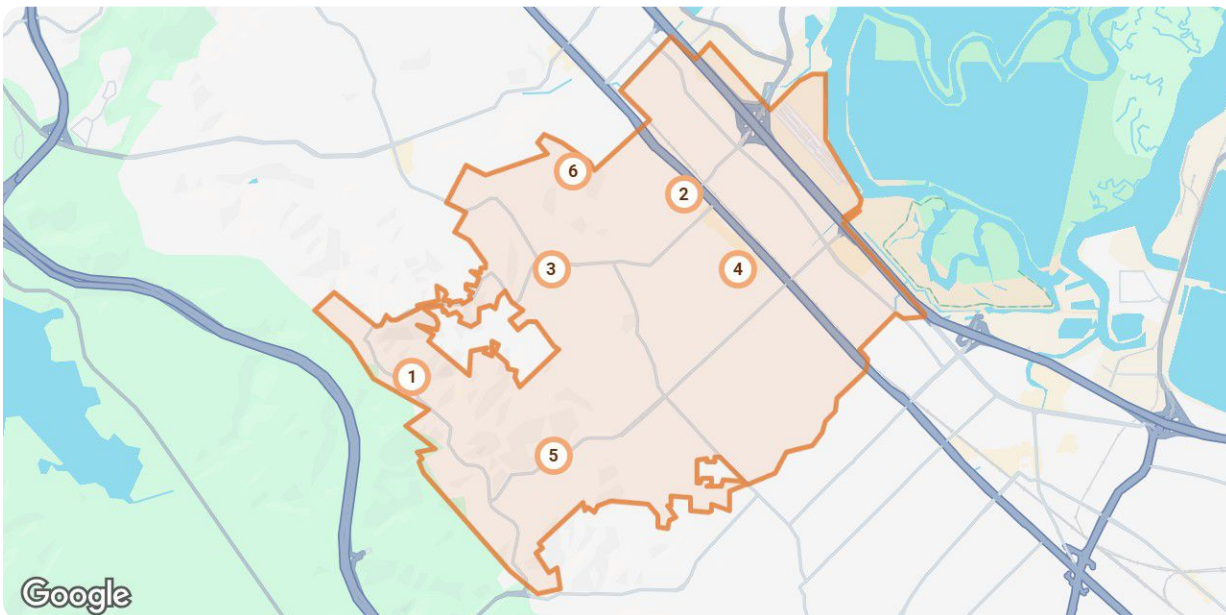
● Active For Lease

Pending: 1 properties

	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
<div style="display: flex; align-items: center;"> <div style="margin-right: 10px;"> 1 </div> <div style="margin-left: 10px;"> <p>1311 Woodland Ave San Carlos, CA 94070 MLS ID: 82044490</p> <p>● Pending / For Lease</p> <p><i>Courtesy of Compass</i></p> </div> </div>	Single Family	3/3	2,250	7,942 sqft / 1946	4/24/2026	\$7,500 mo. / \$3/sq ft	4/30/2026 / 6 days

Closed

Source: Public Records and Listings



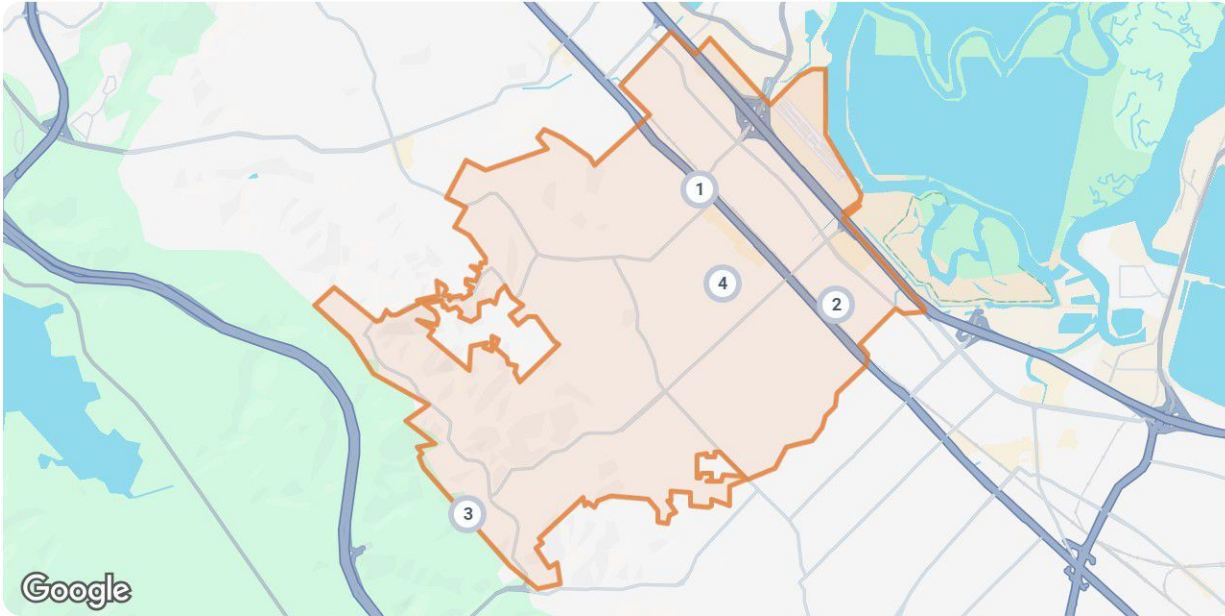
Legend

● Closed

Closed: 6 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	 27 Tulip Ln San Carlos, CA 94070 MLS ID: 82046380 Closed / For Lease <i>Courtesy of Christie's International Real Estate Sereno</i>	Condo/Townhouse/Apt.	3/3	2,310	1,599 sqft / 1989	5/22/2026 / 13 days	- / \$3/sq ft	-
	 436 Laurel St San Carlos, CA 94070 MLS ID: 82040257 Closed / For Lease <i>Courtesy of Christie's International Real Estate Sereno</i>	Condo/Townhouse/Apt.	2/3	1,401	7,011 sqft / 2016	5/16/2026 / 24 days	- / \$4/sq ft	-
	 32 Cambridge St San Carlos, CA 94070 MLS ID: 82030328 Closed / For Lease <i>Courtesy of KW Advisors</i>	Single Family	2/1	400	- / 1951	5/12/2026 / 126 days	- / \$6/sq ft	-
	 1351 Arroyo Ave San Carlos, CA 94070 MLS ID: 82042838 Closed / For Lease <i>Courtesy of Bay Area Property Management</i>	Single Family	4/3	3,000	5,751 sqft / 2025	4/22/2026 / 8 days	- / \$4/sq ft	-
	 3032 Brittan Ave San Carlos, CA 94070 MLS ID: 82036116 Closed / For Lease <i>Courtesy of Christie's International Real Estate Sereno</i>	Single Family	3/3	2,170	10,323 sqft / 1967	3/16/2026 / 20 days	- / \$3/sq ft	-
	 15 Buckland Ct San Carlos, CA 94070 MLS ID: 82036082 Closed / For Lease <i>Courtesy of Eccleston Incorporated</i>	Single Family	3/3	2	7,769 sqft / 1955	3/11/2026 / 15 days	- / \$4,000/sq ft	-

Distressed

Source: Public Records and Listings



Legend

- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 4 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>520 El Camino Real, Ste 309 San Carlos, CA 94070</p> <p>■ Off Market / Public Record</p>	Condo/Townhouse/Apt.	3/2	1,424	- / 2022	- / - days	- / \$849/sq ft	4/3/2026 Notice of Default
2	 <p>1065 American St San Carlos, CA 94070</p> <p>■ Off Market / Public Record</p>	Single Family	1/1	502	5,000 sqft / 1945	- / - days	- / \$4,026/sq ft	4/17/2026 Notice of Default
3	 <p>3341 Brittan Ave, Apt 1 San Carlos, CA 94070</p> <p>■ Off Market / Public Record</p>	Condo/Townhouse/Apt.	3/2	1,239	4.18 acres / 1972	- / - days	- / \$838/sq ft	4/16/2026 Notice of Default
4	 <p>912 Woodland Ave San Carlos, CA 94070</p> <p>■ Off Market / Public Record</p>	Single Family	2/1	1,020	5,750 sqft / 1938	- / - days	- / \$1,768/sq ft	5/8/2026 Notice of Default

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