

San Carlos 94070

ZIP code · CA · California > San Mateo County > San Carlos

SELLER'S MARKET

\$2.6M

MEDIAN SALE PRICE

+4.0%

1-YR CHANGE

341

SALES (12 MO)

\$2.4M

MEDIAN VALUE (AVM)

Market temperature

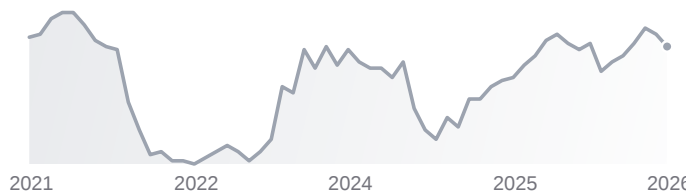
Seller's market · 60 / 100



MARKET TRENDS (5 YEARS)

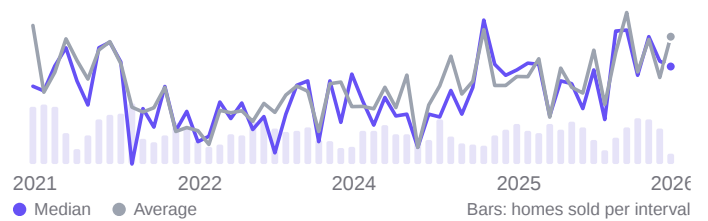
Market temperature (0–100)

60 / 100



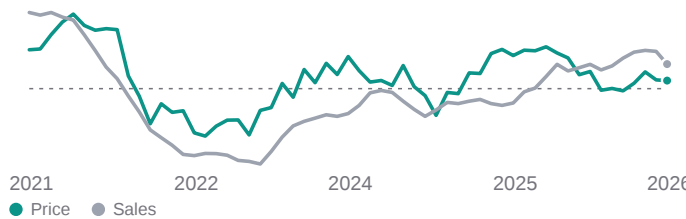
Sale prices

Median \$2.5M · Average \$2.7M



Growth (year over year)

Price +4.0% · Sales +12.2%



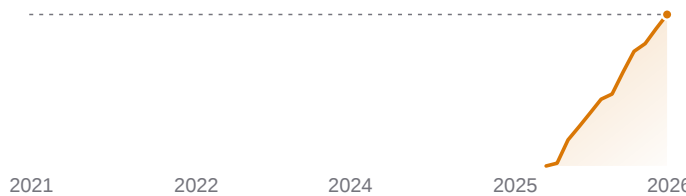
Price per square foot

\$1054/ft²



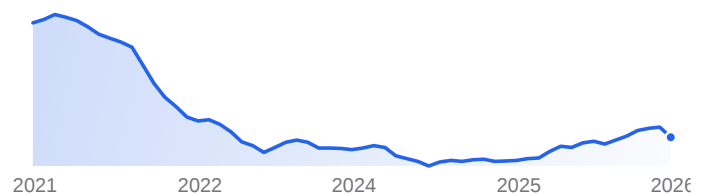
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

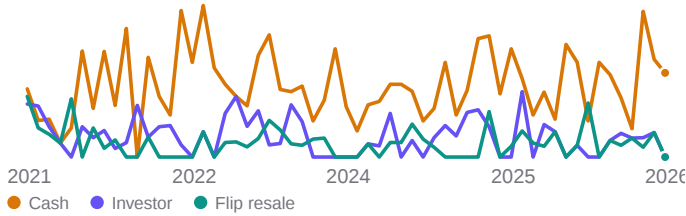
3.2%



BUYERS & OUTCOMES

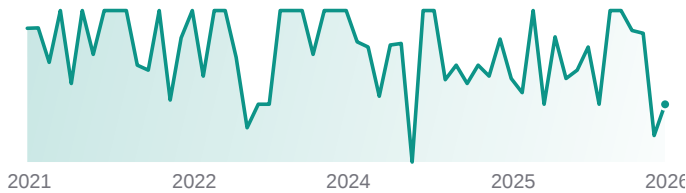
Buyer mix

Cash 22% · Investor 0% · Flip resale 0%



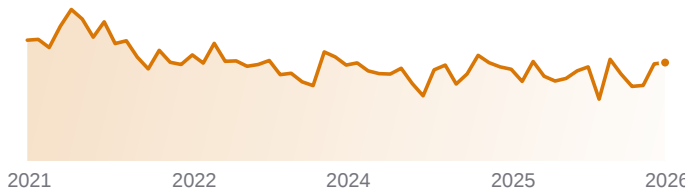
Sellers who sold at a gain

86%

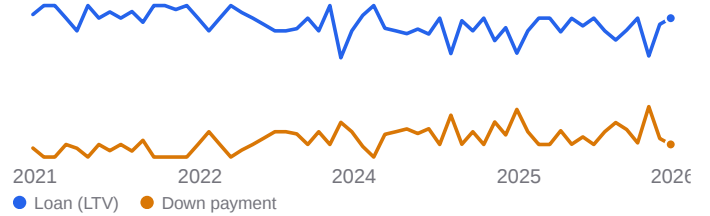


Median annualized return at resale

+5.8%

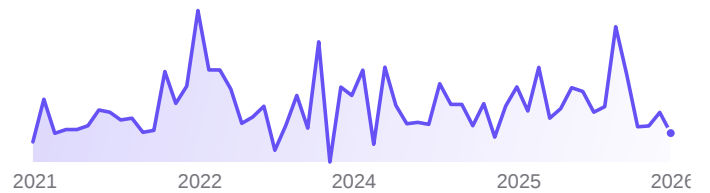


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



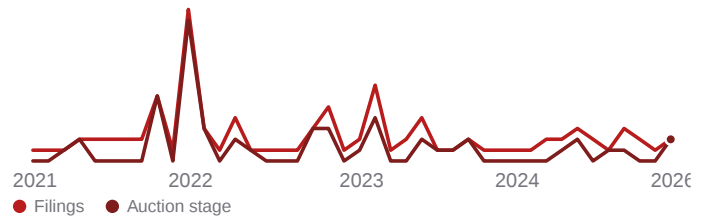
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,500
Median value (AVM)	\$2.4M
Median size	1,820 ft²
Median bedrooms	3
Median year built	1956
Single family	83%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.9%
Owner occupied	74%
Company owned	62%
Median loan-to-value	35%

Typical ownership tenure

19.2 yrs

COMMUNITY

Population	29,391
Density	4,726 / mi²
Median household income	\$202K
Average household income	\$263K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	554
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	4.0%
Unemployment	1.2%
Average temp	59°F
Annual precip	22 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.