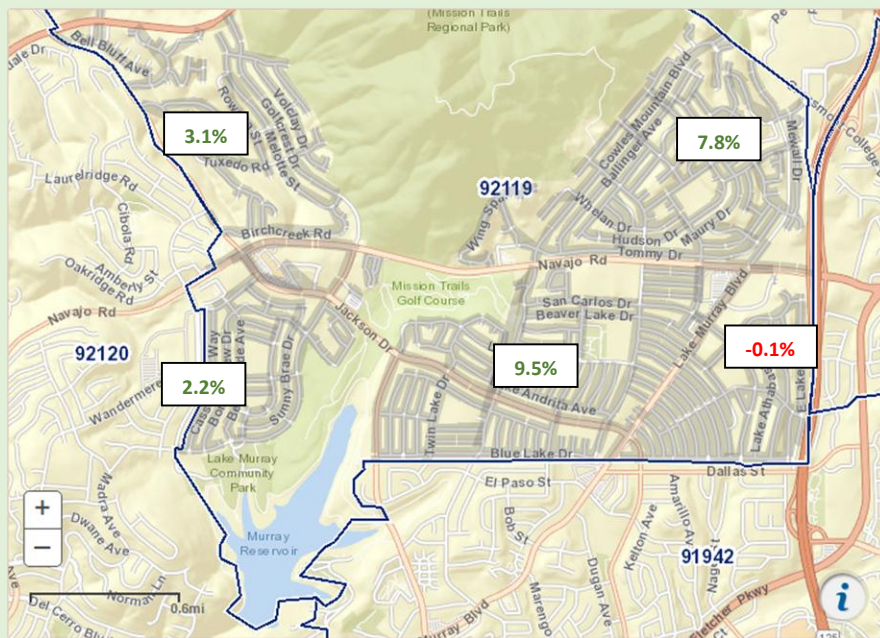


Beautiful San Carlos

Year End Real Estate Round-Up

By the Neighborhoods

<i>Average Growth for 2016 in the 92119</i>				
Central San Carlos Blue Lake to Navajo	NW San Carlos by Golfcrest	NE San Carlos above Tommy Dr.	College Ranch East of Lake Murray	Lake Shore or San Carlos West
Up 9.5%	Up 3.1%	Up 7.8%	Dn -.1%	Up 2.2%



All figures are estimates. Average growth based on 6 months rolling data for 11/15 to 11/16. Map MLS.

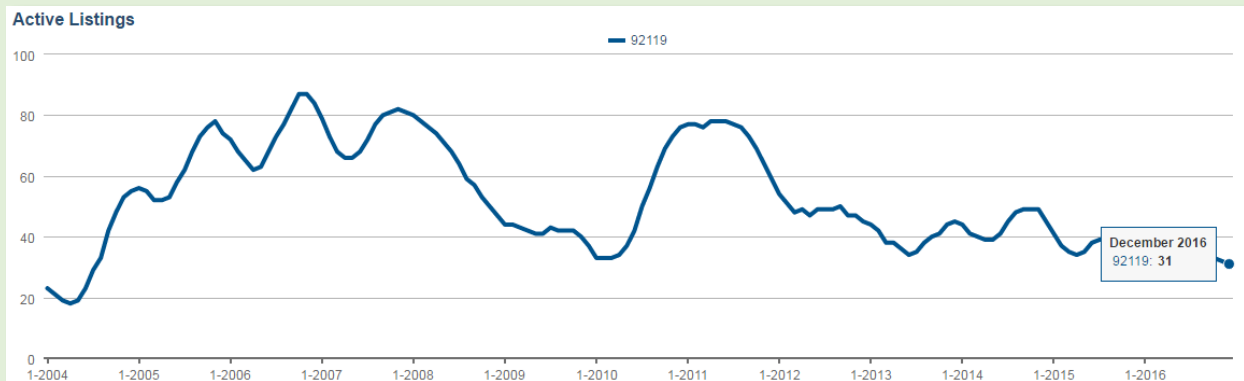
In 2016 our home by the lake enjoyed an average 3.3% growth rate for the entire 92119 zip code. Growth was led by the central district bordered by Navajo on the North and Blue Lake on the South at 9.5%. Growth in College Ranch detached homes was notably flat for the year at -.1%. The number of homes sold for all of San Carlos was up 14% from 334 to a total 381 detached homes for 2016.

San Carlos making historic highs again!

Below you'll see that the number of Active Listings has fallen over the last six years, (due mostly to the reduction in short sales and foreclosures), while the price of homes has steadily been rising (due to fewer homes for sale and dropping interest rates).

From the lowest point in the last ten years to this month the overall rebound growth of the median price in the 92119 has been 46.5%, with a low of \$389,000 in December of 2011 to today's comparable all time high of \$570,000. This December 2016 median high now matches the historic all time high from May of 2006 of the same \$570,000.

So if you've been waiting for prices to come back, congratulations, they've made it as of this month!



Based on information compiled from Infosparks Market™.
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