

# Local Market Update for April 2025

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

## 92069

San Marcos South

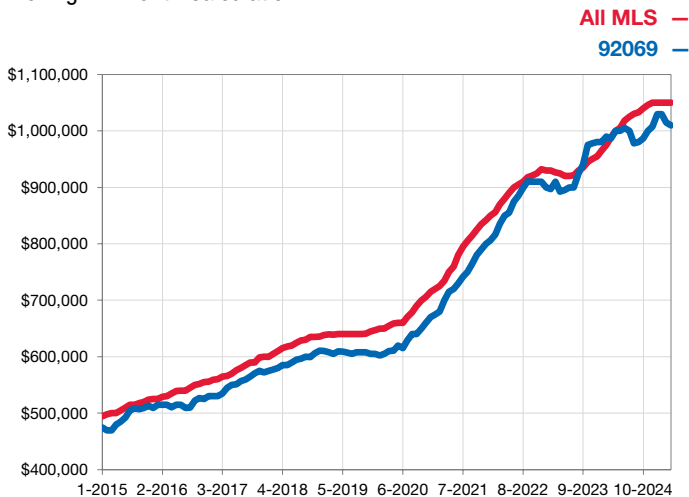
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	30	26	- 13.3%	94	94	0.0%
Pending Sales	18	24	+ 33.3%	61	62	+ 1.6%
Closed Sales	21	10	- 52.4%	54	55	+ 1.9%
Median Sales Price*	\$965,000	\$953,000	- 1.2%	\$960,000	\$990,000	+ 3.1%
Percent of Original List Price Received*	104.0%	98.5%	- 5.3%	102.4%	98.2%	- 4.1%
Days on Market Until Sale	31	22	- 29.0%	28	25	- 10.7%
Inventory of Homes for Sale	38	38	0.0%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--

\* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	13	14	+ 7.7%	28	41	+ 46.4%
Pending Sales	5	7	+ 40.0%	20	24	+ 20.0%
Closed Sales	6	3	- 50.0%	21	20	- 4.8%
Median Sales Price*	\$647,500	\$752,500	+ 16.2%	\$552,000	\$672,500	+ 21.8%
Percent of Original List Price Received*	98.4%	98.9%	+ 0.5%	99.7%	97.0%	- 2.7%
Days on Market Until Sale	54	9	- 83.3%	31	64	+ 106.5%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	2.6	3.3	+ 26.9%	--	--	--

\* 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

