

# Local Market Update for June 2026

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

## 92069

San Marcos South

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
<b>Key Metrics</b>						
New Listings	37	20	- 45.9%	182	140	- 23.1%
Pending Sales	26	10	- 61.5%	99	97	- 2.0%
Closed Sales	12	15	+ 25.0%	87	93	+ 6.9%
Median Sales Price*	\$1,075,000	<b>\$1,150,000</b>	+ 7.0%	\$995,000	<b>\$999,000</b>	+ 0.4%
Percent of Original List Price Received*	98.2%	<b>97.4%</b>	- 0.8%	97.9%	<b>98.8%</b>	+ 0.9%
Days on Market Until Sale	24	49	+ 104.2%	28	39	+ 39.3%
Inventory of Homes for Sale	70	39	- 44.3%	—	—	—
Months Supply of Inventory	4.4	2.5	- 43.2%	—	—	—

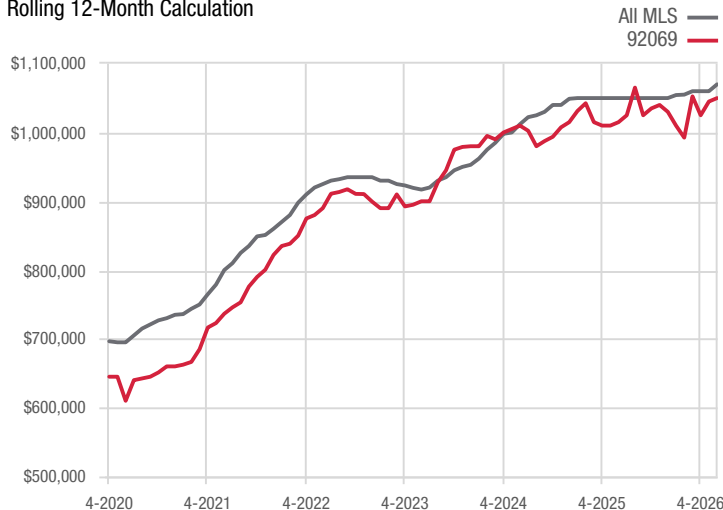
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
<b>Key Metrics</b>						
New Listings	13	15	+ 15.4%	69	73	+ 5.8%
Pending Sales	5	10	+ 100.0%	33	53	+ 60.6%
Closed Sales	3	6	+ 100.0%	32	45	+ 40.6%
Median Sales Price*	\$539,000	<b>\$707,500</b>	+ 31.3%	\$645,000	<b>\$670,000</b>	+ 3.9%
Percent of Original List Price Received*	100.2%	<b>96.3%</b>	- 3.9%	97.2%	<b>98.0%</b>	+ 0.8%
Days on Market Until Sale	19	56	+ 194.7%	60	50	- 16.7%
Inventory of Homes for Sale	28	25	- 10.7%	—	—	—
Months Supply of Inventory	5.6	3.0	- 46.4%	—	—	—

\* 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

