

# Local Market Update for March 2025

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

## 92069

San Marcos South

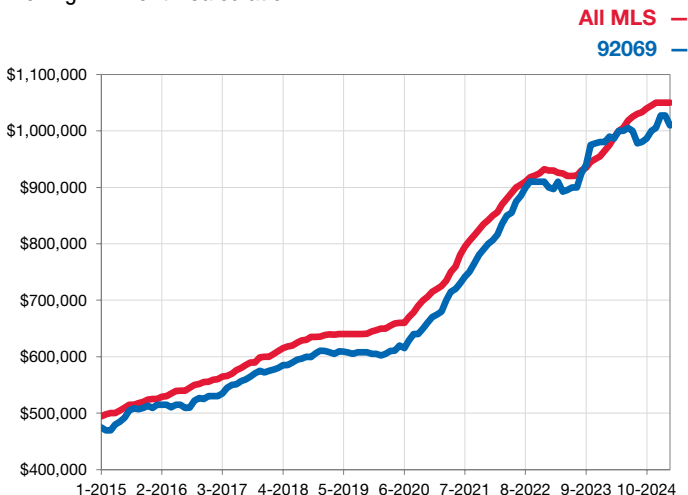
Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
<b>Key Metrics</b>						
New Listings	25	20	- 20.0%	64	63	- 1.6%
Pending Sales	21	10	- 52.4%	43	38	- 11.6%
Closed Sales	16	15	- 6.3%	33	44	+ 33.3%
Median Sales Price*	\$987,500	\$920,000	- 6.8%	\$950,000	\$1,010,000	+ 6.3%
Percent of Original List Price Received*	101.2%	99.4%	- 1.8%	101.4%	98.1%	- 3.3%
Days on Market Until Sale	28	20	- 28.6%	26	25	- 3.8%
Inventory of Homes for Sale	30	33	+ 10.0%	--	--	--
Months Supply of Inventory	2.0	2.1	+ 5.0%	--	--	--

\* 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.

Townhouse-Condo	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
<b>Key Metrics</b>						
New Listings	9	10	+ 11.1%	15	26	+ 73.3%
Pending Sales	8	6	- 25.0%	15	17	+ 13.3%
Closed Sales	4	6	+ 50.0%	15	17	+ 13.3%
Median Sales Price*	\$510,000	\$662,500	+ 29.9%	\$530,000	\$665,000	+ 25.5%
Percent of Original List Price Received*	102.1%	98.3%	- 3.7%	100.3%	96.7%	- 3.6%
Days on Market Until Sale	12	77	+ 541.7%	22	74	+ 236.4%
Inventory of Homes for Sale	6	13	+ 116.7%	--	--	--
Months Supply of Inventory	1.1	2.3	+ 109.1%	--	--	--

\* 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

