

# Local Market Update for March 2024

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

## 92069

San Marcos South

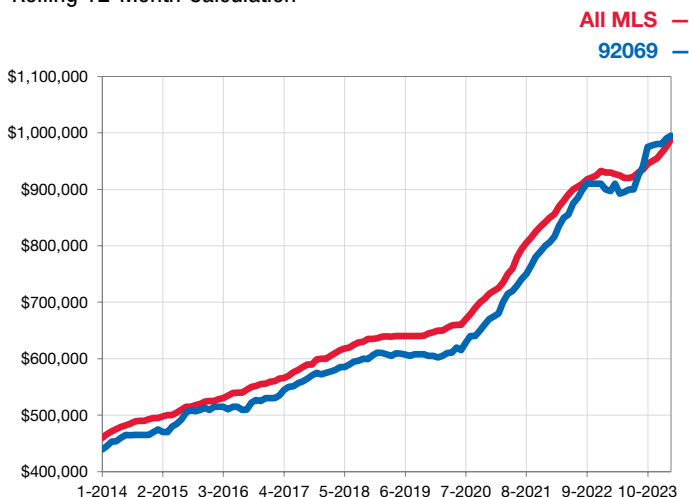
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	19	22	+ 15.8%	50	59	+ 18.0%
Pending Sales	21	24	+ 14.3%	54	46	- 14.8%
Closed Sales	19	14	- 26.3%	37	31	- 16.2%
Median Sales Price*	\$1,013,000	\$1,098,500	+ 8.4%	\$910,000	\$950,000	+ 4.4%
Percent of Original List Price Received*	98.8%	101.4%	+ 2.6%	98.1%	101.4%	+ 3.4%
Days on Market Until Sale	33	29	- 12.1%	50	26	- 48.0%
Inventory of Homes for Sale	16	20	+ 25.0%	--	--	--
Months Supply of Inventory	0.8	1.3	+ 62.5%	--	--	--

\* 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		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	5	8	+ 60.0%	18	14	- 22.2%
Pending Sales	6	8	+ 33.3%	13	15	+ 15.4%
Closed Sales	4	4	0.0%	11	15	+ 36.4%
Median Sales Price*	\$561,635	\$510,000	- 9.2%	\$630,000	\$530,000	- 15.9%
Percent of Original List Price Received*	99.0%	102.1%	+ 3.1%	97.3%	100.3%	+ 3.1%
Days on Market Until Sale	66	12	- 81.8%	53	22	- 58.5%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.4	0.7	- 50.0%	--	--	--

\* 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

