

# Local Market Update for April 2025

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

## 92078

San Marcos South

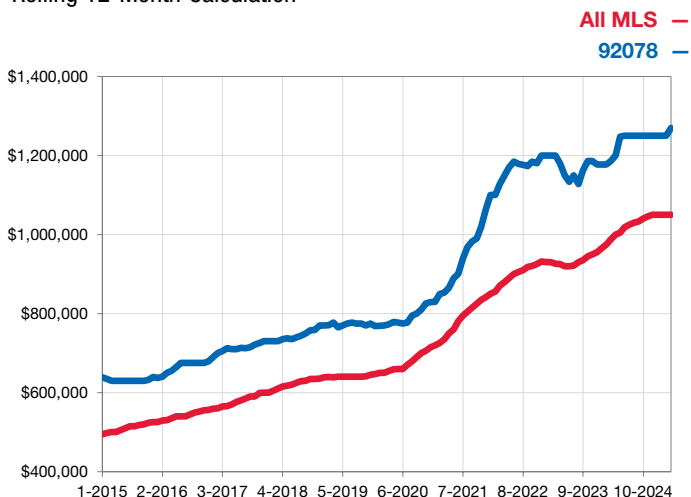
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	41	33	- 19.5%	126	137	+ 8.7%
Pending Sales	29	24	- 17.2%	88	88	0.0%
Closed Sales	21	35	+ 66.7%	67	82	+ 22.4%
Median Sales Price*	\$1,200,000	\$1,450,000	+ 20.8%	\$1,210,000	\$1,349,500	+ 11.5%
Percent of Original List Price Received*	100.6%	99.4%	- 1.2%	99.6%	98.2%	- 1.4%
Days on Market Until Sale	24	31	+ 29.2%	30	35	+ 16.7%
Inventory of Homes for Sale	49	52	+ 6.1%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--

\* 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.

Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	19	22	+ 15.8%	66	95	+ 43.9%
Pending Sales	15	16	+ 6.7%	57	59	+ 3.5%
Closed Sales	11	20	+ 81.8%	54	55	+ 1.9%
Median Sales Price*	\$735,000	\$738,000	+ 0.4%	\$735,000	\$715,000	- 2.7%
Percent of Original List Price Received*	97.0%	99.1%	+ 2.2%	98.4%	99.1%	+ 0.7%
Days on Market Until Sale	42	28	- 33.3%	34	37	+ 8.8%
Inventory of Homes for Sale	18	36	+ 100.0%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--

\* 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.

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



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

