

Local Market Update for July 2025

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

92078

San Marcos South

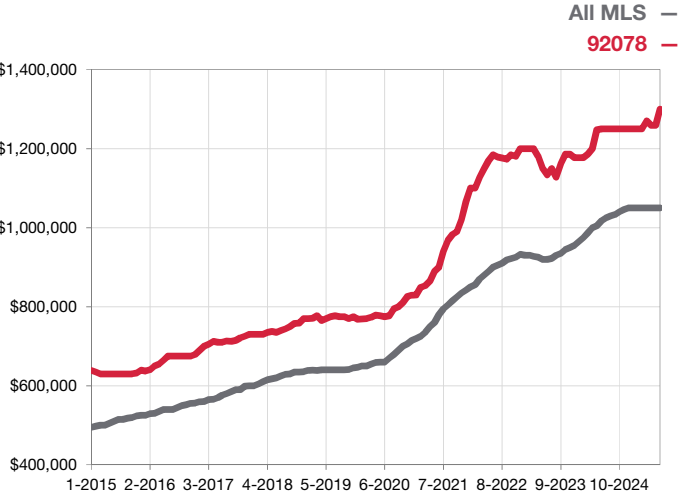
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	27	27	0.0%	227	261	+ 15.0%
Pending Sales	21	23	+ 9.5%	165	175	+ 6.1%
Closed Sales	28	29	+ 3.6%	158	170	+ 7.6%
Median Sales Price*	\$1,232,500	\$1,562,500	+ 26.8%	\$1,250,000	\$1,350,000	+ 8.0%
Percent of Original List Price Received*	97.8%	98.2%	+ 0.4%	98.9%	98.1%	- 0.8%
Days on Market Until Sale	33	26	- 21.2%	29	34	+ 17.2%
Inventory of Homes for Sale	43	62	+ 44.2%	--	--	--
Months Supply of Inventory	2.1	2.7	+ 28.6%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	24	23	- 4.2%	142	181	+ 27.5%
Pending Sales	21	20	- 4.8%	111	115	+ 3.6%
Closed Sales	17	15	- 11.8%	105	105	0.0%
Median Sales Price*	\$785,000	\$727,500	- 7.3%	\$750,000	\$722,000	- 3.7%
Percent of Original List Price Received*	100.1%	97.1%	- 3.0%	99.4%	98.1%	- 1.3%
Days on Market Until Sale	18	25	+ 38.9%	32	37	+ 15.6%
Inventory of Homes for Sale	28	46	+ 64.3%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

* 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

