

Local Market Update for February 2026

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

92078

San Marcos South

Detached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	28	22	- 21.4%	55	53	- 3.6%
Pending Sales	23	19	- 17.4%	32	39	+ 21.9%
Closed Sales	12	18	+ 50.0%	27	29	+ 7.4%
Median Sales Price*	\$1,125,000	\$1,381,000	+ 22.8%	\$1,165,000	\$1,350,000	+ 15.9%
Percent of Original List Price Received*	98.1%	98.3%	+ 0.2%	97.2%	96.9%	- 0.3%
Days on Market Until Sale	25	32	+ 28.0%	35	44	+ 25.7%
Inventory of Homes for Sale	40	32	- 20.0%	—	—	—
Months Supply of Inventory	1.8	1.4	- 22.2%	—	—	—

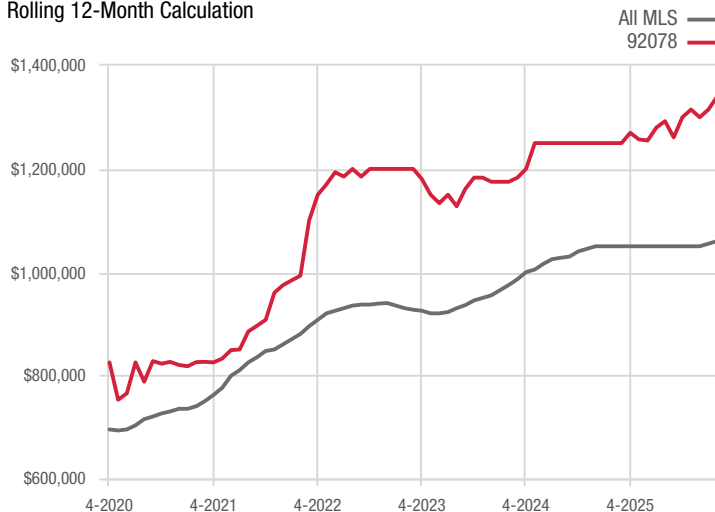
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	14	26	+ 85.7%	43	58	+ 34.9%
Pending Sales	9	17	+ 88.9%	22	33	+ 50.0%
Closed Sales	10	13	+ 30.0%	20	20	0.0%
Median Sales Price*	\$630,000	\$799,900	+ 27.0%	\$690,000	\$814,450	+ 18.0%
Percent of Original List Price Received*	101.0%	99.0%	- 2.0%	99.2%	98.9%	- 0.3%
Days on Market Until Sale	27	20	- 25.9%	41	34	- 17.1%
Inventory of Homes for Sale	38	44	+ 15.8%	—	—	—
Months Supply of Inventory	2.4	2.6	+ 8.3%	—	—	—

* 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

