

# Local Market Update for October 2024

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

## 92078

San Marcos South

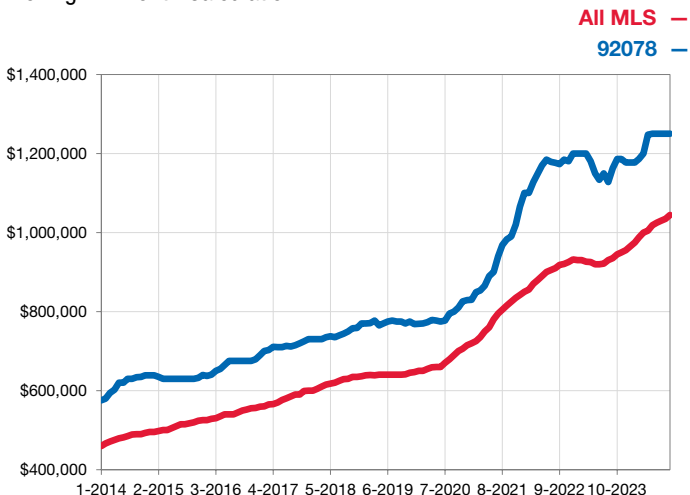
Single Family	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
<b>Key Metrics</b>						
New Listings	20	33	+ 65.0%	238	321	+ 34.9%
Pending Sales	15	21	+ 40.0%	209	233	+ 11.5%
Closed Sales	27	23	- 14.8%	215	226	+ 5.1%
Median Sales Price*	\$1,340,000	\$1,265,000	- 5.6%	\$1,186,000	\$1,252,500	+ 5.6%
Percent of Original List Price Received*	99.3%	99.8%	+ 0.5%	98.8%	98.7%	- 0.1%
Days on Market Until Sale	24	30	+ 25.0%	28	30	+ 7.1%
Inventory of Homes for Sale	27	44	+ 63.0%	--	--	--
Months Supply of Inventory	1.4	2.1	+ 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.

Townhouse-Condo	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
<b>Key Metrics</b>						
New Listings	20	23	+ 15.0%	182	220	+ 20.9%
Pending Sales	17	14	- 17.6%	160	171	+ 6.9%
Closed Sales	16	19	+ 18.8%	148	164	+ 10.8%
Median Sales Price*	\$793,750	\$790,000	- 0.5%	\$725,000	\$765,000	+ 5.5%
Percent of Original List Price Received*	97.6%	98.9%	+ 1.3%	99.2%	99.2%	0.0%
Days on Market Until Sale	17	29	+ 70.6%	27	31	+ 14.8%
Inventory of Homes for Sale	18	32	+ 77.8%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--

\* 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

