

Local Market Update for May 2026

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

92078

San Marcos South

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	46	33	- 28.3%	184	143	- 22.3%
Pending Sales	35	23	- 34.3%	122	101	- 17.2%
Closed Sales	23	18	- 21.7%	103	89	- 13.6%
Median Sales Price*	\$1,215,000	\$1,452,000	+ 19.5%	\$1,300,000	\$1,400,000	+ 7.7%
Percent of Original List Price Received*	98.7%	97.2%	- 1.5%	98.3%	97.4%	- 0.9%
Days on Market Until Sale	30	23	- 23.3%	33	43	+ 30.3%
Inventory of Homes for Sale	58	40	- 31.0%	—	—	—
Months Supply of Inventory	2.6	2.0	- 23.1%	—	—	—

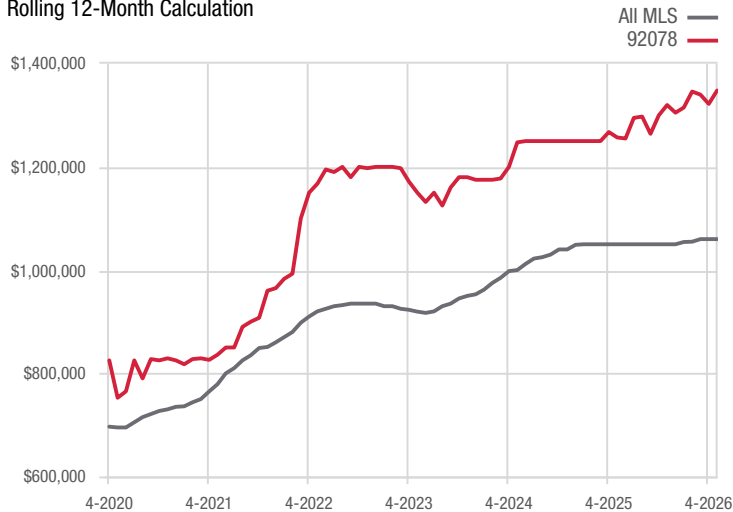
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	30	32	+ 6.7%	128	145	+ 13.3%
Pending Sales	12	15	+ 25.0%	73	92	+ 26.0%
Closed Sales	18	14	- 22.2%	74	82	+ 10.8%
Median Sales Price*	\$730,000	\$805,000	+ 10.3%	\$723,500	\$765,000	+ 5.7%
Percent of Original List Price Received*	96.9%	99.4%	+ 2.6%	98.5%	98.9%	+ 0.4%
Days on Market Until Sale	47	49	+ 4.3%	39	37	- 5.1%
Inventory of Homes for Sale	48	52	+ 8.3%	—	—	—
Months Supply of Inventory	2.9	2.9	0.0%	—	—	—

* 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

