

# Local Market Update for February 2024

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

## 92078

San Marcos South

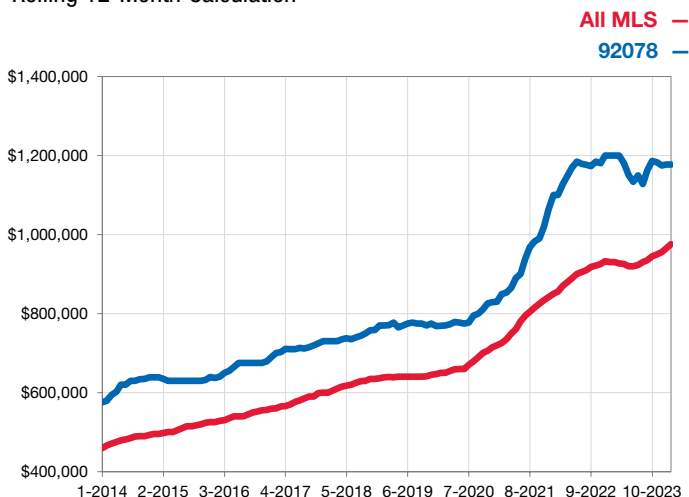
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	26	21	- 19.2%	50	43	- 14.0%
Pending Sales	24	21	- 12.5%	47	37	- 21.3%
Closed Sales	18	10	- 44.4%	35	25	- 28.6%
Median Sales Price*	\$1,116,000	\$1,169,000	+ 4.7%	\$1,132,000	\$1,175,000	+ 3.8%
Percent of Original List Price Received*	96.9%	99.0%	+ 2.2%	95.8%	98.8%	+ 3.1%
Days on Market Until Sale	48	29	- 39.6%	43	35	- 18.6%
Inventory of Homes for Sale	23	24	+ 4.3%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--

\* 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	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	13	16	+ 23.1%	33	37	+ 12.1%
Pending Sales	13	11	- 15.4%	34	29	- 14.7%
Closed Sales	17	16	- 5.9%	22	28	+ 27.3%
Median Sales Price*	\$715,000	\$702,000	- 1.8%	\$706,000	\$727,500	+ 3.0%
Percent of Original List Price Received*	97.5%	99.9%	+ 2.5%	97.0%	98.0%	+ 1.0%
Days on Market Until Sale	41	19	- 53.7%	44	33	- 25.0%
Inventory of Homes for Sale	15	24	+ 60.0%	--	--	--
Months Supply of Inventory	0.9	1.6	+ 77.8%	--	--	--

\* 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

