Local Market Update for February 2026

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

92069

San Marcos South

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	22	**20**	- 9.1%	44	**43**	- 2.3%
Pending Sales	9	**18**	+ 100.0%	25	**28**	+ 12.0%
Closed Sales	12	**13**	+ 8.3%	29	**17**	- 41.4%
Median Sales Price*	$1,149,000	**$970,000**	- 15.6%	$1,100,000	**$945,000**	- 14.1%
Percent of Original List Price Received*	97.3%	**98.4%**	+ 1.1%	97.4%	**98.2%**	+ 0.8%
Days on Market Until Sale	26	**58**	+ 123.1%	28	**53**	+ 89.3%
Inventory of Homes for Sale	35	**32**	- 8.6%	—	—	—
Months Supply of Inventory	2.1	**2.0**	- 4.8%	—	—	—

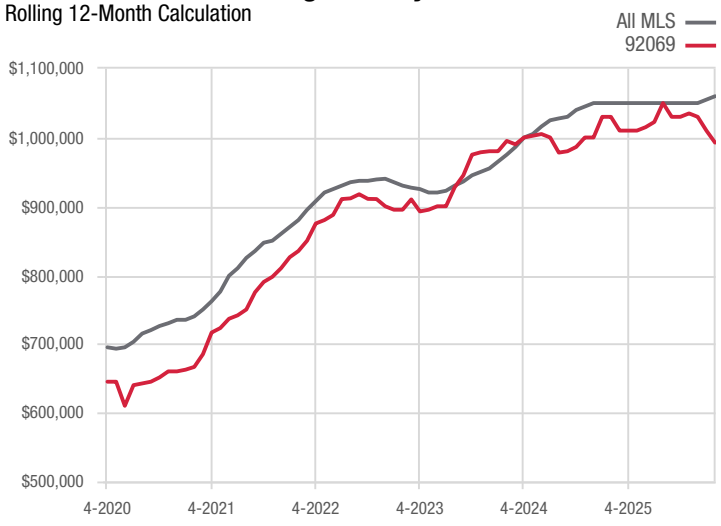
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	7	**7**	0.0%	17	**21**	+ 23.5%
Pending Sales	7	**7**	0.0%	11	**16**	+ 45.5%
Closed Sales	5	**11**	+ 120.0%	11	**15**	+ 36.4%
Median Sales Price*	$690,000	**$659,000**	- 4.5%	$690,000	**$650,000**	- 5.8%
Percent of Original List Price Received*	95.8%	**98.9%**	+ 3.2%	95.8%	**97.6%**	+ 1.9%
Days on Market Until Sale	97	**45**	- 53.6%	72	**47**	- 34.7%
Inventory of Homes for Sale	17	**20**	+ 17.6%	—	—	—
Months Supply of Inventory	3.0	**2.8**	- 6.7%	—	—	—

* 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.

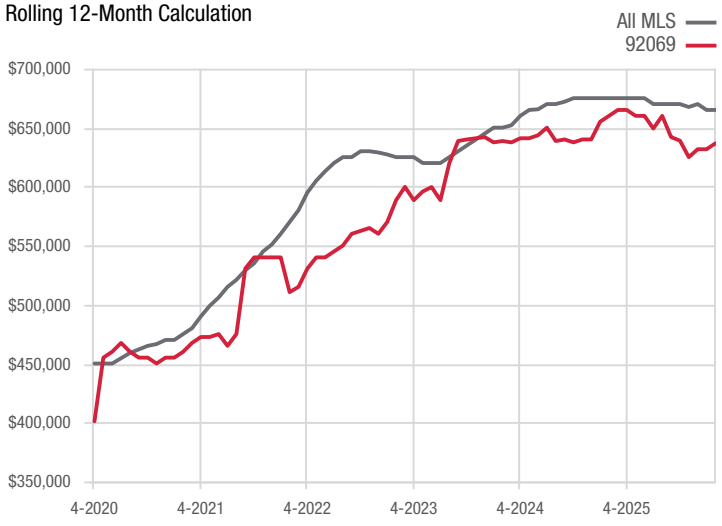
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.