Local Market Update for April 2026

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

92069

San Marcos South

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	32	**23**	- 28.1%	102	**98**	- 3.9%
Pending Sales	26	**22**	- 15.4%	62	**69**	+ 11.3%
Closed Sales	12	**19**	+ 58.3%	55	**56**	+ 1.8%
Median Sales Price*	$953,000	**$940,000**	- 1.4%	$990,000	**$971,000**	- 1.9%
Percent of Original List Price Received*	97.8%	**98.9%**	+ 1.1%	98.0%	**98.8%**	+ 0.8%
Days on Market Until Sale	46	**35**	- 23.9%	30	**40**	+ 33.3%
Inventory of Homes for Sale	47	**34**	- 27.7%	—	**—**	—
Months Supply of Inventory	2.9	**2.1**	- 27.6%	—	**—**	—

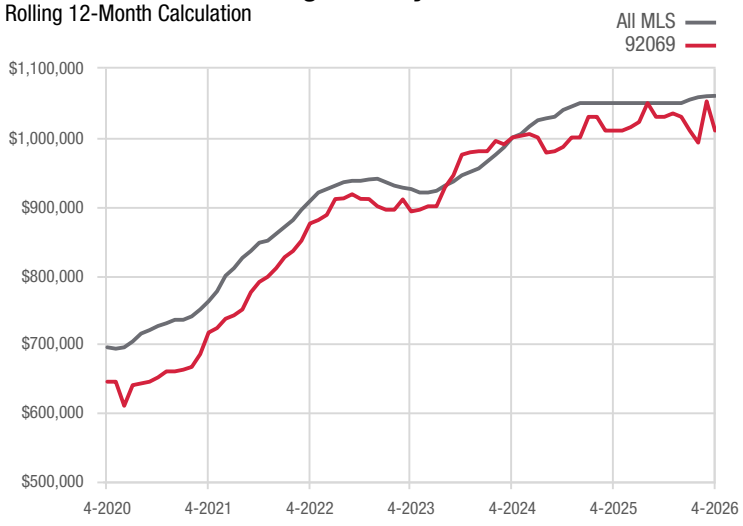
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	14	**12**	- 14.3%	43	**47**	+ 9.3%
Pending Sales	8	**6**	- 25.0%	24	**34**	+ 41.7%
Closed Sales	3	**10**	+ 233.3%	20	**32**	+ 60.0%
Median Sales Price*	$752,500	**$657,000**	- 12.7%	$672,500	**$655,000**	- 2.6%
Percent of Original List Price Received*	98.9%	**98.3%**	- 0.6%	97.0%	**97.9%**	+ 0.9%
Days on Market Until Sale	9	**43**	+ 377.8%	64	**47**	- 26.6%
Inventory of Homes for Sale	20	**24**	+ 20.0%	—	**—**	—
Months Supply of Inventory	3.5	**3.1**	- 11.4%	—	**—**	—

* 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.

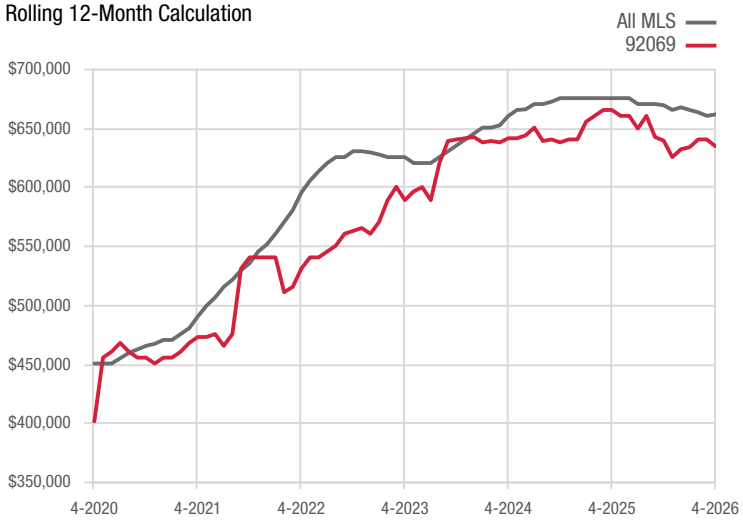
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of May 6, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.