Local Market Update for April 2026

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

92078

San Marcos South

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	34	**34**	0.0%	139	**110**	- 20.9%
Pending Sales	26	**18**	- 30.8%	88	**80**	- 9.1%
Closed Sales	34	**20**	- 41.2%	80	**73**	- 8.8%
Median Sales Price*	$1,439,000	**$1,417,500**	- 1.5%	$1,349,000	**$1,362,000**	+ 1.0%
Percent of Original List Price Received*	99.4%	**97.5%**	- 1.9%	98.1%	**97.4%**	- 0.7%
Days on Market Until Sale	29	**68**	+ 134.5%	34	**47**	+ 38.2%
Inventory of Homes for Sale	54	**36**	- 33.3%	—	**—**	—
Months Supply of Inventory	2.4	**1.6**	- 33.3%	—	**—**	—

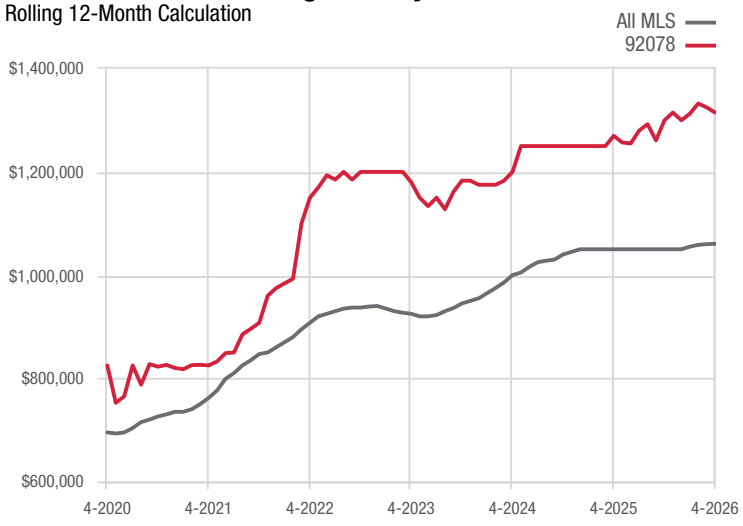
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	24	**23**	- 4.2%	98	**110**	+ 12.2%
Pending Sales	18	**18**	0.0%	61	**76**	+ 24.6%
Closed Sales	21	**21**	0.0%	56	**68**	+ 21.4%
Median Sales Price*	$740,000	**$755,000**	+ 2.0%	$718,500	**$752,500**	+ 4.7%
Percent of Original List Price Received*	99.0%	**98.9%**	- 0.1%	99.1%	**98.8%**	- 0.3%
Days on Market Until Sale	29	**24**	- 17.2%	37	**32**	- 13.5%
Inventory of Homes for Sale	40	**43**	+ 7.5%	—	**—**	—
Months Supply of Inventory	2.4	**2.4**	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.

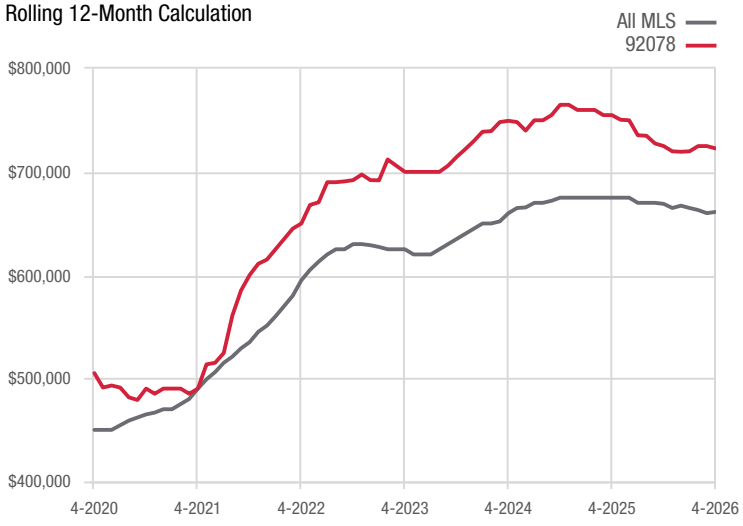
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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.