Local Market Update for June 2026

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

92078

San Marcos South

Detached	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	48	**27**	- 43.8%	232	**174**	- 25.0%
Pending Sales	23	**23**	0.0%	145	**124**	- 14.5%
Closed Sales	32	**26**	- 18.8%	135	**115**	- 14.8%
Median Sales Price*	$1,430,000	**$1,451,500**	+ 1.5%	$1,346,000	**$1,415,000**	+ 5.1%
Percent of Original List Price Received*	97.3%	**98.5%**	+ 1.2%	98.0%	**97.6%**	- 0.4%
Days on Market Until Sale	45	**32**	- 28.9%	36	**41**	+ 13.9%
Inventory of Homes for Sale	74	**42**	- 43.2%	—	**—**	—
Months Supply of Inventory	3.3	**2.0**	- 39.4%	—	**—**	—

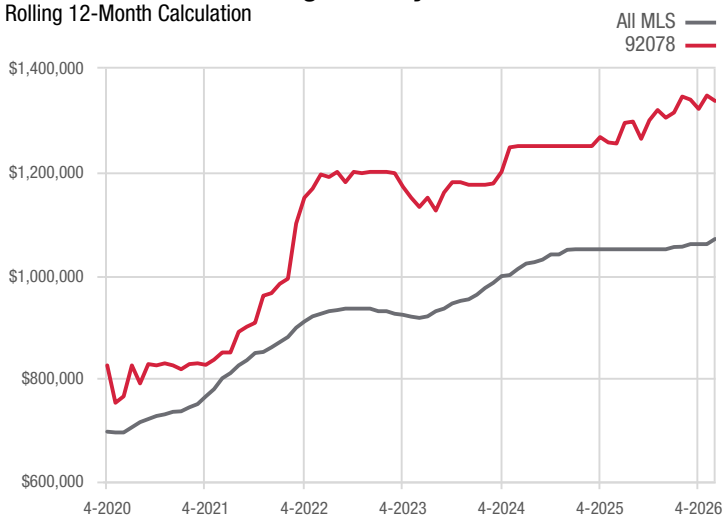
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	29	**32**	+ 10.3%	158	**180**	+ 13.9%
Pending Sales	20	**22**	+ 10.0%	93	**115**	+ 23.7%
Closed Sales	13	**18**	+ 38.5%	87	**100**	+ 14.9%
Median Sales Price*	$699,000	**$710,500**	+ 1.6%	$715,000	**$763,273**	+ 6.8%
Percent of Original List Price Received*	96.3%	**97.6%**	+ 1.3%	98.2%	**98.7%**	+ 0.5%
Days on Market Until Sale	44	**41**	- 6.8%	40	**38**	- 5.0%
Inventory of Homes for Sale	48	**58**	+ 20.8%	—	**—**	—
Months Supply of Inventory	2.9	**3.2**	+ 10.3%	—	**—**	—

* 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.

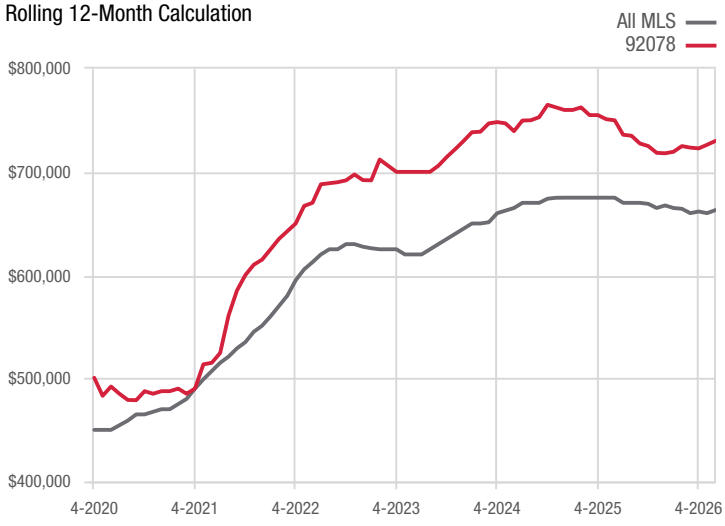
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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