Local Market Update for August 2026

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

92069

San Marcos South

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	14	**13**	- 7.1%	214	**178**	- 16.8%
Pending Sales	16	**17**	+ 6.3%	146	**128**	- 12.3%
Closed Sales	29	**12**	- 58.6%	146	**119**	- 18.5%
Median Sales Price*	$1,125,000	**$1,102,000**	- 2.0%	$1,045,000	**$1,070,000**	+ 2.4%
Percent of Original List Price Received*	95.5%	**96.5%**	+ 1.0%	97.7%	**98.7%**	+ 1.0%
Days on Market Until Sale	51	**53**	+ 3.9%	34	**40**	+ 17.6%
Inventory of Homes for Sale	38	**22**	- 42.1%	—	**—**	—
Months Supply of Inventory	2.3	**1.5**	- 34.8%	—	**—**	—

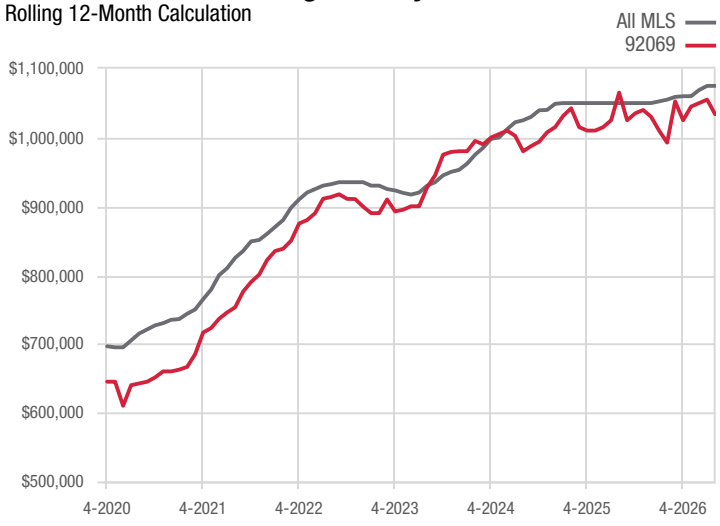
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	18	**17**	- 5.6%	97	**108**	+ 11.3%
Pending Sales	9	**7**	- 22.2%	54	**65**	+ 20.4%
Closed Sales	11	**4**	- 63.6%	51	**60**	+ 17.6%
Median Sales Price*	$679,000	**$455,750**	- 32.9%	$647,000	**$677,500**	+ 4.7%
Percent of Original List Price Received*	95.3%	**98.8%**	+ 3.7%	97.1%	**98.0%**	+ 0.9%
Days on Market Until Sale	41	**23**	- 43.9%	52	**48**	- 7.7%
Inventory of Homes for Sale	26	**36**	+ 38.5%	—	**—**	—
Months Supply of Inventory	4.5	**4.7**	+ 4.4%	—	**—**	—

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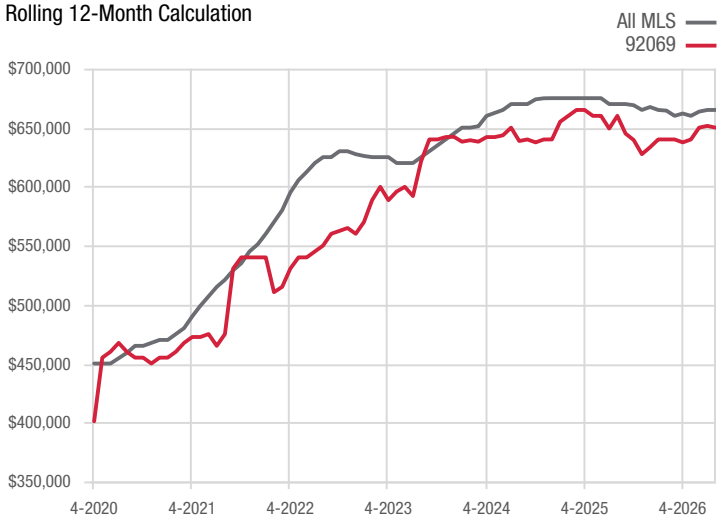
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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