Local Market Update for August 2026

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

92078

San Marcos South

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	39	**30**	- 23.1%	298	**247**	- 17.1%
Pending Sales	27	**27**	0.0%	194	**186**	- 4.1%
Closed Sales	21	**31**	+ 47.6%	184	**170**	- 7.6%
Median Sales Price*	$1,202,500	**$1,261,000**	+ 4.9%	$1,347,500	**$1,330,000**	- 1.3%
Percent of Original List Price Received*	97.7%	**96.7%**	- 1.0%	98.1%	**97.6%**	- 0.5%
Days on Market Until Sale	34	**31**	- 8.8%	34	**36**	+ 5.9%
Inventory of Homes for Sale	66	**31**	- 53.0%	—	**—**	—
Months Supply of Inventory	2.9	**1.4**	- 51.7%	—	**—**	—

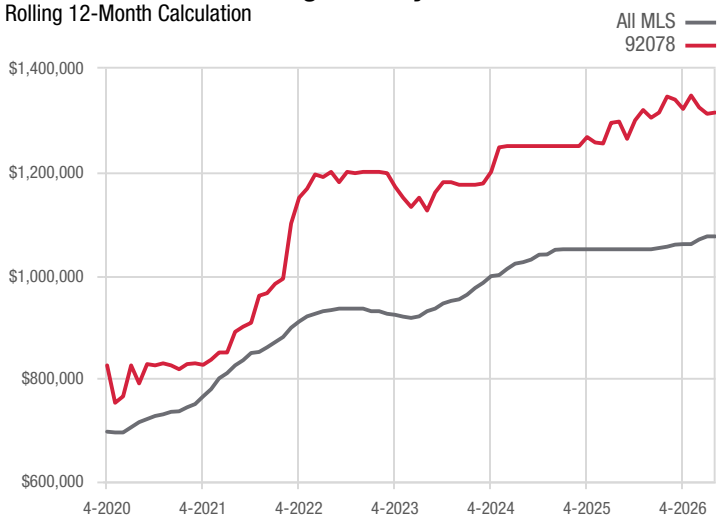
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	29	**23**	- 20.7%	208	**226**	+ 8.7%
Pending Sales	21	**14**	- 33.3%	129	**149**	+ 15.5%
Closed Sales	17	**11**	- 35.3%	119	**141**	+ 18.5%
Median Sales Price*	$715,000	**$731,000**	+ 2.2%	$720,000	**$750,000**	+ 4.2%
Percent of Original List Price Received*	97.0%	**95.0%**	- 2.1%	97.9%	**98.2%**	+ 0.3%
Days on Market Until Sale	38	**57**	+ 50.0%	38	**37**	- 2.6%
Inventory of Homes for Sale	49	**49**	0.0%	—	**—**	—
Months Supply of Inventory	3.0	**2.7**	- 10.0%	—	**—**	—

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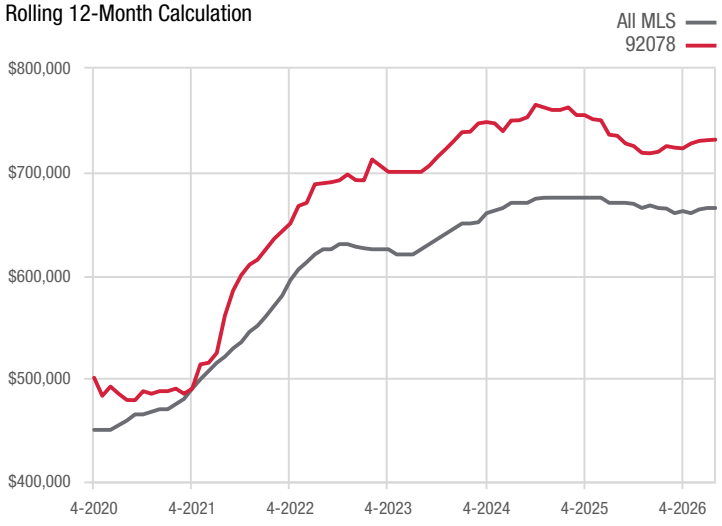
Median Sales Price - Single Family

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.