

# Local Market Update for January 2026

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

## 92069

San Marcos South

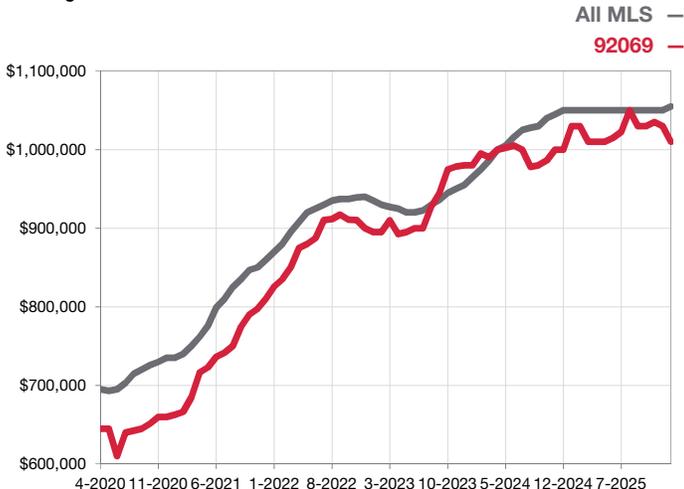
| Detached                                 | January     |                  |                | Year to Date |                  |                |
|--|-------------|------------------|----------------|--------------|------------------|----------------|
|  | 2025        | 2026             | Percent Change | Thru 1-2025  | Thru 1-2026      | Percent Change |
| <b>Key Metrics</b>                       |             |                  |                |              |                  |                |
| New Listings                             | 22          | 21               | - 4.5%         | 22           | 21               | - 4.5%         |
| Pending Sales                            | 16          | 10               | - 37.5%        | 16           | 10               | - 37.5%        |
| Closed Sales                             | 17          | 4                | - 76.5%        | 17           | 4                | - 76.5%        |
| Median Sales Price*                      | \$1,030,000 | <b>\$823,500</b> | - 20.0%        | \$1,030,000  | <b>\$823,500</b> | - 20.0%        |
| Percent of Original List Price Received* | 97.5%       | <b>97.6%</b>     | + 0.1%         | 97.5%        | <b>97.6%</b>     | + 0.1%         |
| Days on Market Until Sale                | 30          | 36               | + 20.0%        | 30           | 36               | + 20.0%        |
| Inventory of Homes for Sale              | 23          | 31               | + 34.8%        | --           | --               | --             |
| Months Supply of Inventory               | 1.4         | 2.0              | + 42.9%        | --           | --               | --             |

\* 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                                 | January   |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2025      | 2026             | Percent Change | Thru 1-2025  | Thru 1-2026      | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |              |                  |                |
| New Listings                             | 10        | 14               | + 40.0%        | 10           | 14               | + 40.0%        |
| Pending Sales                            | 4         | 8                | + 100.0%       | 4            | 8                | + 100.0%       |
| Closed Sales                             | 6         | 4                | - 33.3%        | 6            | 4                | - 33.3%        |
| Median Sales Price*                      | \$661,500 | <b>\$552,500</b> | - 16.5%        | \$661,500    | <b>\$552,500</b> | - 16.5%        |
| Percent of Original List Price Received* | 95.8%     | <b>94.1%</b>     | - 1.8%         | 95.8%        | <b>94.1%</b>     | - 1.8%         |
| Days on Market Until Sale                | 52        | 50               | - 3.8%         | 52           | 50               | - 3.8%         |
| Inventory of Homes for Sale              | 18        | 22               | + 22.2%        | --           | --               | --             |
| Months Supply of Inventory               | 3.3       | 3.1              | - 6.1%         | --           | --               | --             |

\* 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

