

Local Market Update for September 2026

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

92069

San Marcos South

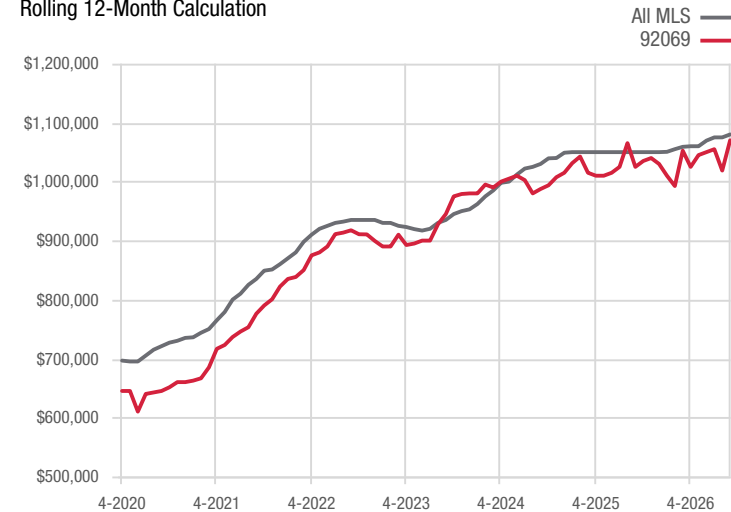
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	19	25	+ 31.6%	233	203	- 12.9%
Pending Sales	11	11	0.0%	157	138	- 12.1%
Closed Sales	14	14	0.0%	160	135	- 15.6%
Median Sales Price*	\$975,000	\$1,104,500	+ 13.3%	\$1,010,000	\$1,070,000	+ 5.9%
Percent of Original List Price Received*	97.1%	98.1%	+ 1.0%	97.6%	98.6%	+ 1.0%
Days on Market Until Sale	50	33	- 34.0%	36	39	+ 8.3%
Inventory of Homes for Sale	38	34	- 10.5%	—	—	—
Months Supply of Inventory	2.3	2.4	+ 4.3%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	9	12	+ 33.3%	106	117	+ 10.4%
Pending Sales	5	6	+ 20.0%	59	70	+ 18.6%
Closed Sales	9	7	- 22.2%	60	68	+ 13.3%
Median Sales Price*	\$624,000	\$680,000	+ 9.0%	\$645,000	\$677,500	+ 5.0%
Percent of Original List Price Received*	96.5%	95.0%	- 1.6%	97.0%	97.7%	+ 0.7%
Days on Market Until Sale	28	47	+ 67.9%	48	47	- 2.1%
Inventory of Homes for Sale	26	33	+ 26.9%	—	—	—
Months Supply of Inventory	4.3	4.3	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

