

Local Market Update for September 2026

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

92078

San Marcos South

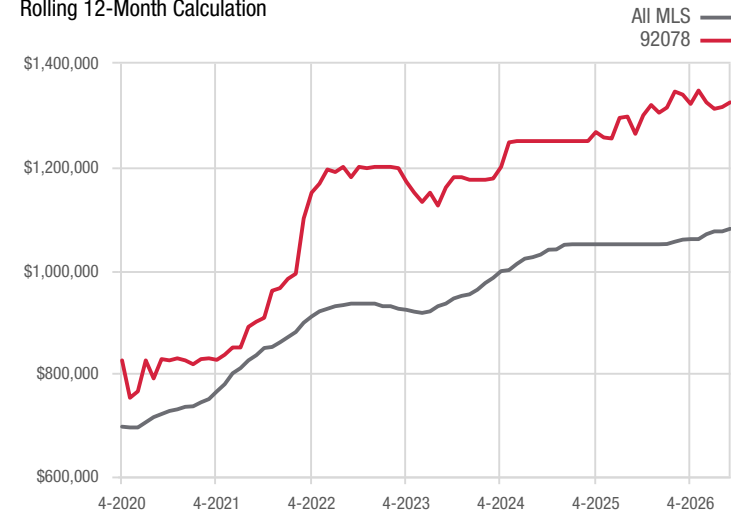
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	31	25	- 19.4%	332	265	- 20.2%
Pending Sales	16	10	- 37.5%	210	196	- 6.7%
Closed Sales	26	23	- 11.5%	210	197	- 6.2%
Median Sales Price*	\$1,177,676	\$1,375,000	+ 16.8%	\$1,305,000	\$1,350,000	+ 3.4%
Percent of Original List Price Received*	96.4%	97.6%	+ 1.2%	97.8%	97.6%	- 0.2%
Days on Market Until Sale	41	44	+ 7.3%	35	37	+ 5.7%
Inventory of Homes for Sale	66	39	- 40.9%	—	—	—
Months Supply of Inventory	3.0	1.8	- 40.0%	—	—	—

* 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.

Attached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	32	39	+ 21.9%	243	260	+ 7.0%
Pending Sales	21	18	- 14.3%	150	170	+ 13.3%
Closed Sales	23	13	- 43.5%	142	157	+ 10.6%
Median Sales Price*	\$675,000	\$699,000	+ 3.6%	\$714,500	\$749,900	+ 5.0%
Percent of Original List Price Received*	95.6%	95.4%	- 0.2%	97.5%	98.0%	+ 0.5%
Days on Market Until Sale	42	57	+ 35.7%	39	39	0.0%
Inventory of Homes for Sale	51	49	- 3.9%	—	—	—
Months Supply of Inventory	3.2	2.7	- 15.6%	—	—	—

* 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

