Local Market Update for October 2026

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

92069

San Marcos South

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	24	**18**	- 25.0%	257	**222**	- 13.6%
Pending Sales	15	**12**	- 20.0%	172	**149**	- 13.4%
Closed Sales	11	**8**	- 27.3%	171	**144**	- 15.8%
Median Sales Price*	$1,130,000	**$980,000**	- 13.3%	$1,020,000	**$1,044,950**	+ 2.4%
Percent of Original List Price Received*	97.5%	**97.5%**	0.0%	97.6%	**98.6%**	+ 1.0%
Days on Market Until Sale	42	**28**	- 33.3%	36	**39**	+ 8.3%
Inventory of Homes for Sale	40	**34**	- 15.0%	—	**—**	—
Months Supply of Inventory	2.4	**2.4**	0.0%	—	**—**	—

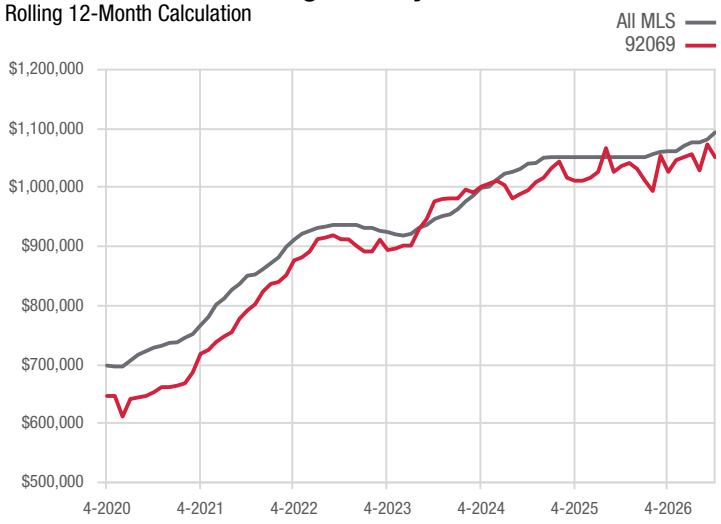
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	7	**13**	+ 85.7%	113	**129**	+ 14.2%
Pending Sales	10	**11**	+ 10.0%	69	**82**	+ 18.8%
Closed Sales	7	**9**	+ 28.6%	67	**77**	+ 14.9%
Median Sales Price*	$630,000	**$586,900**	- 6.8%	$636,700	**$660,000**	+ 3.7%
Percent of Original List Price Received*	97.5%	**94.7%**	- 2.9%	97.1%	**97.4%**	+ 0.3%
Days on Market Until Sale	58	**37**	- 36.2%	49	**46**	- 6.1%
Inventory of Homes for Sale	18	**27**	+ 50.0%	—	**—**	—
Months Supply of Inventory	2.8	**3.4**	+ 21.4%	—	**—**	—

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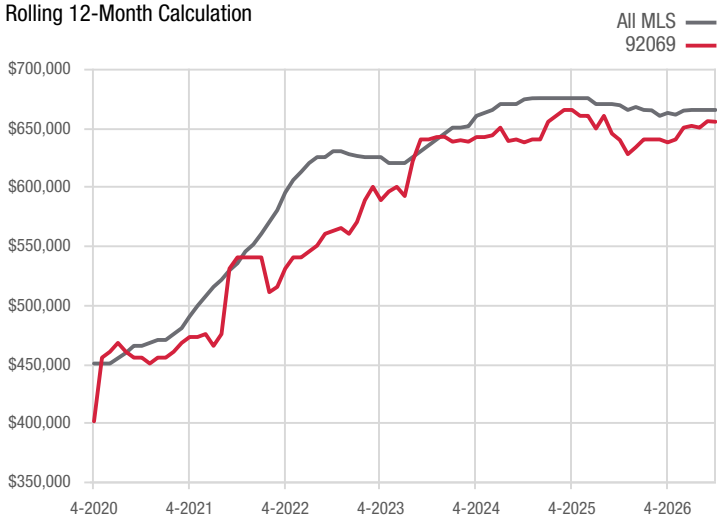
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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