

# Local Market Update for July 2025

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

92069

San Marcos South

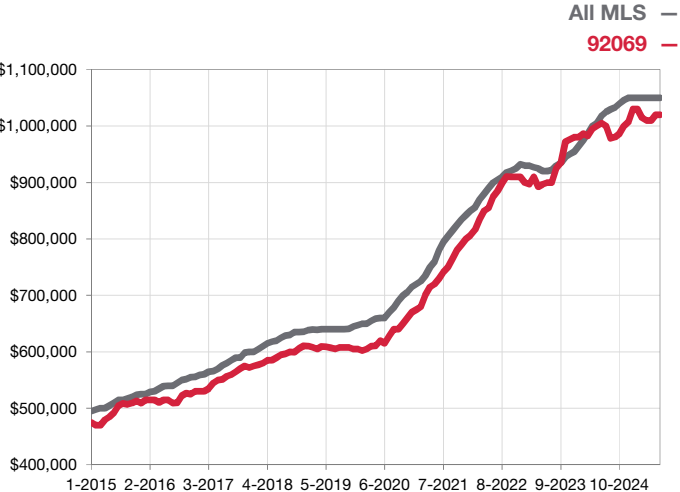
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	30	20	- 33.3%	170	198	+ 16.5%
Pending Sales	18	28	+ 55.6%	120	129	+ 7.5%
Closed Sales	19	29	+ 52.6%	110	119	+ 8.2%
Median Sales Price*	\$1,080,000	\$1,050,000	- 2.8%	\$977,500	\$1,010,000	+ 3.3%
Percent of Original List Price Received*	98.5%	100.2%	+ 1.7%	101.4%	98.5%	- 2.9%
Days on Market Until Sale	28	39	+ 39.3%	26	30	+ 15.4%
Inventory of Homes for Sale	39	48	+ 23.1%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--

\* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	11	10	- 9.1%	61	79	+ 29.5%
Pending Sales	8	14	+ 75.0%	46	47	+ 2.2%
Closed Sales	6	8	+ 33.3%	42	40	- 4.8%
Median Sales Price*	\$724,830	\$649,000	- 10.5%	\$633,750	\$645,000	+ 1.8%
Percent of Original List Price Received*	95.4%	99.8%	+ 4.6%	99.5%	97.6%	- 1.9%
Days on Market Until Sale	47	33	- 29.8%	27	55	+ 103.7%
Inventory of Homes for Sale	15	22	+ 46.7%	--	--	--
Months Supply of Inventory	2.5	4.0	+ 60.0%	--	--	--

\* 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

