

Local Market Update for December 2025

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

92069

San Marcos South

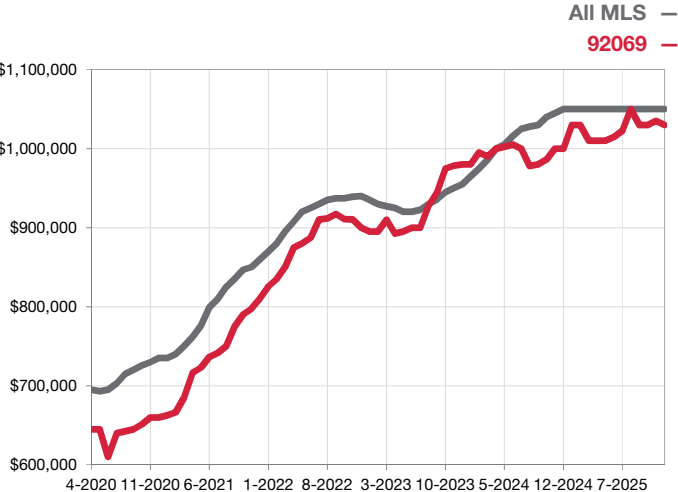
| Detached | December | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 12-2024 | Thru 12-2025 | Percent Change |
| New Listings | 9 | 8 | - 11.1% | 238 | 276 | + 16.0% |
| Pending Sales | 12 | 7 | - 41.7% | 194 | 190 | - 2.1% |
| Closed Sales | 11 | 10 | - 9.1% | 187 | 200 | + 7.0% |
| Median Sales Price* | \$905,000 | \$935,000 | + 3.3% | \$1,000,000 | \$1,030,000 | + 3.0% |
| Percent of Original List Price Received* | 95.3% | 97.2% | + 2.0% | 100.2% | 97.5% | - 2.7% |
| Days on Market Until Sale | 61 | 34 | - 44.3% | 32 | 37 | + 15.6% |
| Inventory of Homes for Sale | 22 | 26 | + 18.2% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 1.6 | + 14.3% | -- | -- | -- |

* 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.

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|--|----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 12-2024 | Thru 12-2025 | Percent Change |
| New Listings | 3 | 10 | + 233.3% | 92 | 136 | + 47.8% |
| Pending Sales | 6 | 6 | 0.0% | 65 | 82 | + 26.2% |
| Closed Sales | 0 | 9 | -- | 65 | 83 | + 27.7% |
| Median Sales Price* | \$0 | \$679,000 | -- | \$640,000 | \$631,700 | - 1.3% |
| Percent of Original List Price Received* | 0.0% | 99.4% | -- | 98.8% | 97.4% | - 1.4% |
| Days on Market Until Sale | 0 | 27 | -- | 30 | 47 | + 56.7% |
| Inventory of Homes for Sale | 20 | 19 | - 5.0% | -- | -- | -- |
| Months Supply of Inventory | 3.7 | 2.8 | - 24.3% | -- | -- | -- |

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

