

# Local Market Update for September 2025

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

92069

San Marcos South

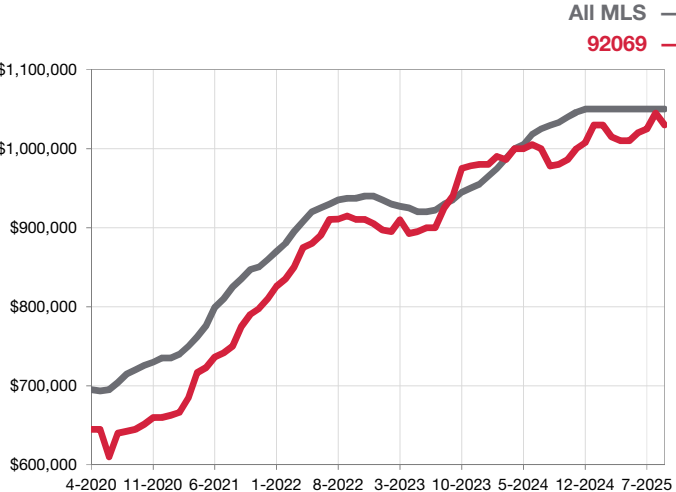
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	17	17	0.0%	179	235	+ 31.3%
Pending Sales	17	12	- 29.4%	155	159	+ 2.6%
Closed Sales	12	16	+ 33.3%	146	164	+ 12.3%
Median Sales Price*	\$1,092,500	\$975,000	- 10.8%	\$997,500	\$1,010,000	+ 1.3%
Percent of Original List Price Received*	99.5%	97.9%	- 1.6%	101.3%	97.7%	- 3.6%
Days on Market Until Sale	24	45	+ 87.5%	25	35	+ 40.0%
Inventory of Homes for Sale	28	37	+ 32.1%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--

\* 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	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	9	7	- 22.2%	69	104	+ 50.7%
Pending Sales	1	4	+ 300.0%	51	59	+ 15.7%
Closed Sales	5	8	+ 60.0%	57	59	+ 3.5%
Median Sales Price*	\$740,000	\$597,500	- 19.3%	\$640,000	\$629,200	- 1.7%
Percent of Original List Price Received*	98.2%	96.0%	- 2.2%	99.1%	97.0%	- 2.1%
Days on Market Until Sale	34	45	+ 32.4%	27	51	+ 88.9%
Inventory of Homes for Sale	21	25	+ 19.0%	--	--	--
Months Supply of Inventory	3.9	4.1	+ 5.1%	--	--	--

\* 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

