

Local Market Update for May 2026

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

92069

San Marcos South

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	43	15	- 65.1%	145	118	- 18.6%
Pending Sales	11	9	- 18.2%	73	82	+ 12.3%
Closed Sales	21	21	0.0%	75	78	+ 4.0%
Median Sales Price*	\$970,000	\$1,125,000	+ 16.0%	\$980,000	\$981,000	+ 0.1%
Percent of Original List Price Received*	97.3%	99.4%	+ 2.2%	97.8%	99.0%	+ 1.2%
Days on Market Until Sale	23	34	+ 47.8%	28	38	+ 35.7%
Inventory of Homes for Sale	67	38	- 43.3%	—	—	—
Months Supply of Inventory	4.4	2.3	- 47.7%	—	—	—

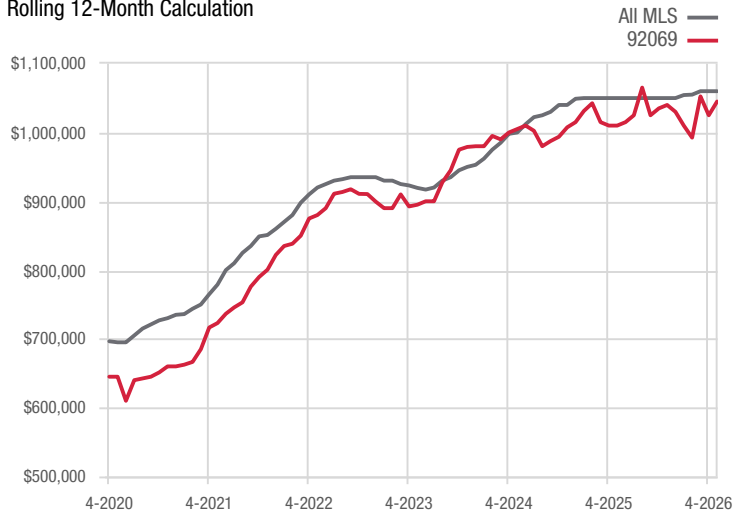
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	13	12	- 7.7%	55	58	+ 5.5%
Pending Sales	4	6	+ 50.0%	28	43	+ 53.6%
Closed Sales	9	8	- 11.1%	29	39	+ 34.5%
Median Sales Price*	\$575,000	\$668,750	+ 16.3%	\$645,000	\$659,000	+ 2.2%
Percent of Original List Price Received*	96.6%	98.7%	+ 2.2%	96.9%	98.3%	+ 1.4%
Days on Market Until Sale	65	54	- 16.9%	65	49	- 24.6%
Inventory of Homes for Sale	22	26	+ 18.2%	—	—	—
Months Supply of Inventory	4.3	3.3	- 23.3%	—	—	—

* 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

