

# 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 |                    |                |
|--|-----------|------------------|----------------|--------------|--------------------|----------------|
|  | 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 | <b>\$935,000</b> | + 3.3%         | \$1,000,000  | <b>\$1,030,000</b> | + 3.0%         |
| Percent of Original List Price Received* | 95.3%     | <b>97.2%</b>     | + 2.0%         | 100.2%       | <b>97.5%</b>       | - 2.7%         |
| Days on Market Until Sale                | 61        | <b>34</b>        | - 44.3%        | 32           | <b>37</b>          | + 15.6%        |
| Inventory of Homes for Sale              | 22        | <b>26</b>        | + 18.2%        | --           | --                 | --             |
| Months Supply of Inventory               | 1.4       | <b>1.6</b>       | + 14.3%        | --           | --                 | --             |

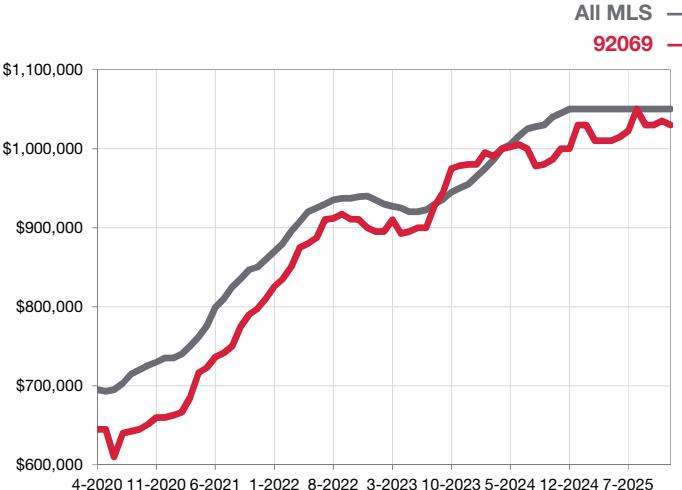
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

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### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

