

Local Market Update for February 2025

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

92069

San Marcos South

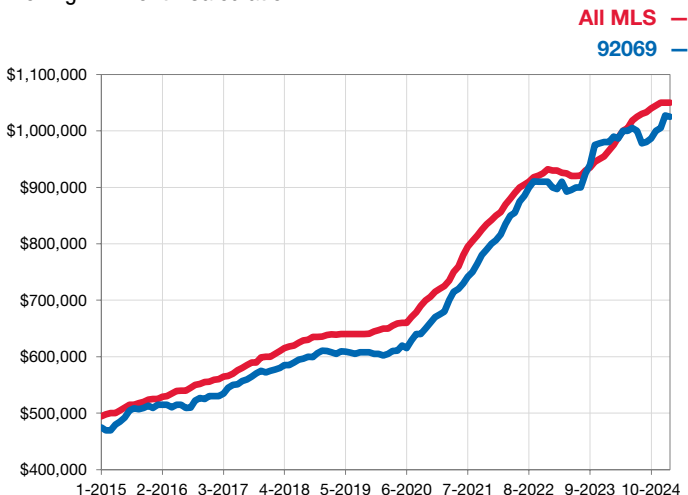
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	23	18	- 21.7%	39	38	- 2.6%
Pending Sales	15	9	- 40.0%	22	25	+ 13.6%
Closed Sales	10	11	+ 10.0%	17	28	+ 64.7%
Median Sales Price*	\$1,111,869	\$1,129,000	+ 1.5%	\$913,000	\$1,065,000	+ 16.6%
Percent of Original List Price Received*	102.5%	98.1%	- 4.3%	101.5%	97.7%	- 3.7%
Days on Market Until Sale	16	28	+ 75.0%	23	29	+ 26.1%
Inventory of Homes for Sale	28	26	- 7.1%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	3	6	+ 100.0%	6	16	+ 166.7%
Pending Sales	4	7	+ 75.0%	7	11	+ 57.1%
Closed Sales	4	4	0.0%	11	10	- 9.1%
Median Sales Price*	\$730,000	\$707,500	- 3.1%	\$626,000	\$707,500	+ 13.0%
Percent of Original List Price Received*	98.7%	95.1%	- 3.6%	99.6%	95.5%	- 4.1%
Days on Market Until Sale	27	120	+ 344.4%	25	79	+ 216.0%
Inventory of Homes for Sale	6	15	+ 150.0%	--	--	--
Months Supply of Inventory	1.1	2.6	+ 136.4%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

