

Local Market Update for March 2026

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

92069

San Marcos South

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	26	25	- 3.8%	70	71	+ 1.4%
Pending Sales	11	20	+ 81.8%	36	47	+ 30.6%
Closed Sales	14	20	+ 42.9%	43	37	- 14.0%
Median Sales Price*	\$912,500	\$1,182,500	+ 29.6%	\$1,010,000	\$1,010,000	0.0%
Percent of Original List Price Received*	99.5%	99.3%	- 0.2%	98.1%	98.8%	+ 0.7%
Days on Market Until Sale	21	33	+ 57.1%	26	42	+ 61.5%
Inventory of Homes for Sale	45	35	- 22.2%	—	—	—
Months Supply of Inventory	2.9	2.1	- 27.6%	—	—	—

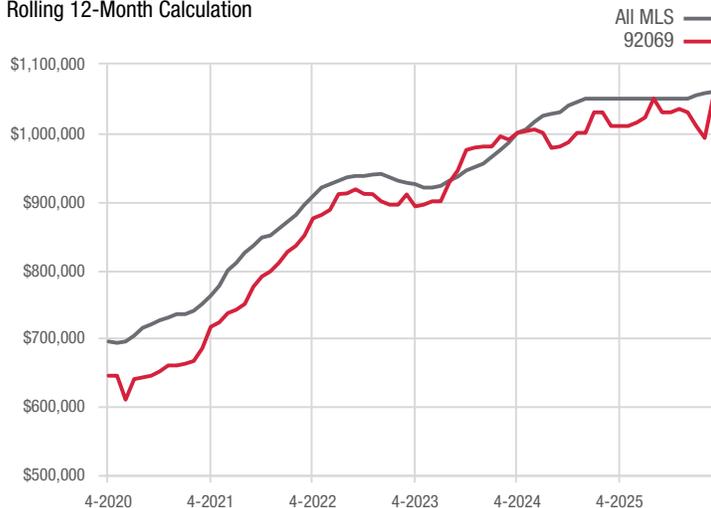
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	12	11	- 8.3%	29	36	+ 24.1%
Pending Sales	5	12	+ 140.0%	16	28	+ 75.0%
Closed Sales	6	6	0.0%	17	22	+ 29.4%
Median Sales Price*	\$662,500	\$685,500	+ 3.5%	\$665,000	\$655,000	- 1.5%
Percent of Original List Price Received*	98.3%	98.9%	+ 0.6%	96.7%	97.7%	+ 1.0%
Days on Market Until Sale	77	47	- 39.0%	74	49	- 33.8%
Inventory of Homes for Sale	18	20	+ 11.1%	—	—	—
Months Supply of Inventory	3.3	2.5	- 24.2%	—	—	—

* 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

