

# Local Market Update for June 2025

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

## 92078

San Marcos South

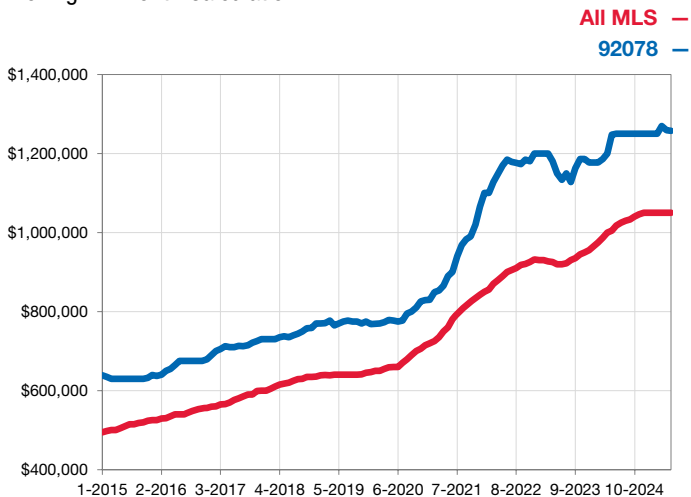
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	34	45	+ 32.4%	200	230	+ 15.0%
Pending Sales	29	25	- 13.8%	144	151	+ 4.9%
Closed Sales	29	34	+ 17.2%	130	140	+ 7.7%
Median Sales Price*	\$1,312,000	\$1,430,000	+ 9.0%	\$1,275,000	\$1,349,000	+ 5.8%
Percent of Original List Price Received*	98.2%	97.4%	- 0.8%	99.1%	98.1%	- 1.0%
Days on Market Until Sale	33	43	+ 30.3%	29	36	+ 24.1%
Inventory of Homes for Sale	46	64	+ 39.1%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

\* 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	27	24	- 11.1%	118	155	+ 31.4%
Pending Sales	18	19	+ 5.6%	90	94	+ 4.4%
Closed Sales	17	14	- 17.6%	88	89	+ 1.1%
Median Sales Price*	\$707,000	\$699,000	- 1.1%	\$735,000	\$720,000	- 2.0%
Percent of Original List Price Received*	100.7%	96.6%	- 4.1%	99.3%	98.3%	- 1.0%
Days on Market Until Sale	21	41	+ 95.2%	34	39	+ 14.7%
Inventory of Homes for Sale	32	43	+ 34.4%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

\* 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

