Local Market Update for September 2025

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

92078

San Marcos South

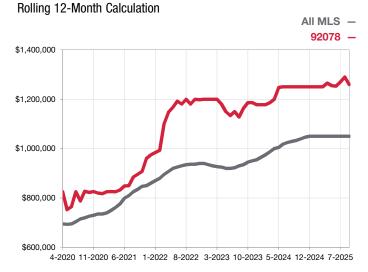
Detached	September			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	28	28	0.0%	240	334	+ 39.2%	
Pending Sales	23	16	- 30.4%	212	215	+ 1.4%	
Closed Sales	22	27	+ 22.7%	203	215	+ 5.9%	
Median Sales Price*	\$1,447,250	\$1,177,676	- 18.6%	\$1,250,000	\$1,300,000	+ 4.0%	
Percent of Original List Price Received*	95.8%	96.4%	+ 0.6%	98.6%	97.8%	- 0.8%	
Days on Market Until Sale	45	40	- 11.1%	30	35	+ 16.7%	
Inventory of Homes for Sale	40	61	+ 52.5%				
Months Supply of Inventory	1.9	2.7	+ 42.1%				

^{*} 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	September			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	20	28	+ 40.0%	165	240	+ 45.5%	
Pending Sales	27	20	- 25.9%	157	150	- 4.5%	
Closed Sales	17	23	+ 35.3%	145	143	- 1.4%	
Median Sales Price*	\$789,000	\$675,000	- 14.4%	\$750,000	\$715,000	- 4.7%	
Percent of Original List Price Received*	98.1%	95.6%	- 2.5%	99.2%	97.5%	- 1.7%	
Days on Market Until Sale	23	42	+ 82.6%	31	38	+ 22.6%	
Inventory of Homes for Sale	23	46	+ 100.0%				
Months Supply of Inventory	1.4	2.9	+ 107.1%				

^{*} 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



Median Sales Price - Townhouse-Condo

