Local Market Update for October 2026

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

92078

San Marcos South

Detached	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	25	**27**	+ 8.0%	357	**292**	- 18.2%
Pending Sales	24	**16**	- 33.3%	234	**211**	- 9.8%
Closed Sales	17	**9**	- 47.1%	227	**206**	- 9.3%
Median Sales Price*	$1,645,000	**$1,330,000**	- 19.1%	$1,349,000	**$1,342,500**	- 0.5%
Percent of Original List Price Received*	96.5%	**98.3%**	+ 1.9%	97.7%	**97.7%**	0.0%
Days on Market Until Sale	37	**25**	- 32.4%	35	**36**	+ 2.9%
Inventory of Homes for Sale	51	**42**	- 17.6%	—	**—**	—
Months Supply of Inventory	2.3	**2.1**	- 8.7%	—	**—**	—

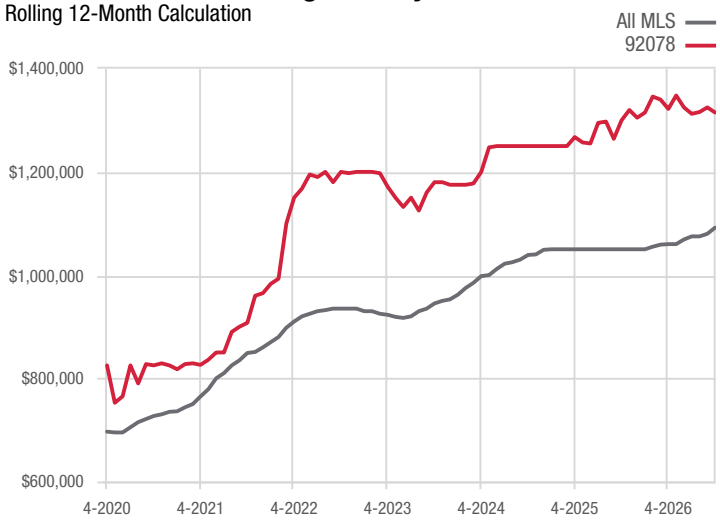
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	28	**29**	+ 3.6%	271	**287**	+ 5.9%
Pending Sales	21	**16**	- 23.8%	171	**187**	+ 9.4%
Closed Sales	18	**18**	0.0%	160	**175**	+ 9.4%
Median Sales Price*	$745,900	**$748,500**	+ 0.3%	$718,459	**$749,900**	+ 4.4%
Percent of Original List Price Received*	97.7%	**98.2%**	+ 0.5%	97.5%	**98.0%**	+ 0.5%
Days on Market Until Sale	32	**34**	+ 6.3%	38	**38**	0.0%
Inventory of Homes for Sale	47	**47**	0.0%	—	**—**	—
Months Supply of Inventory	2.9	**2.6**	- 10.3%	—	**—**	—

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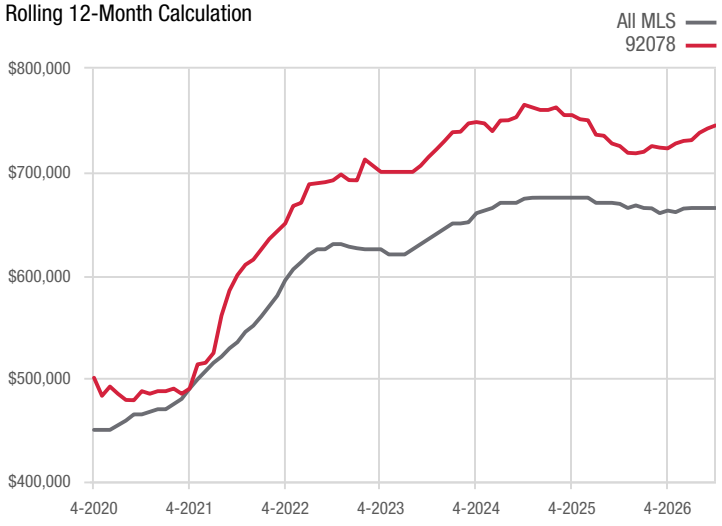
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of November 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.