

Local Market Update for March 2026

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

92078

San Marcos South

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	50	21	- 58.0%	105	73	- 30.5%
Pending Sales	30	18	- 40.0%	62	59	- 4.8%
Closed Sales	19	24	+ 26.3%	46	53	+ 15.2%
Median Sales Price*	\$1,450,000	\$1,355,000	- 6.6%	\$1,240,000	\$1,350,000	+ 8.9%
Percent of Original List Price Received*	97.3%	98.0%	+ 0.7%	97.2%	97.4%	+ 0.2%
Days on Market Until Sale	41	33	- 19.5%	38	39	+ 2.6%
Inventory of Homes for Sale	51	28	- 45.1%	—	—	—
Months Supply of Inventory	2.3	1.3	- 43.5%	—	—	—

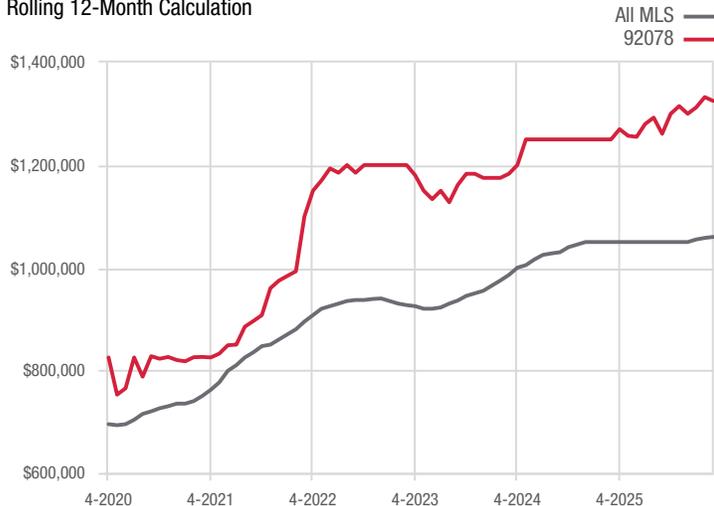
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	31	25	- 19.4%	74	86	+ 16.2%
Pending Sales	21	18	- 14.3%	43	54	+ 25.6%
Closed Sales	15	20	+ 33.3%	35	45	+ 28.6%
Median Sales Price*	\$700,000	\$700,000	0.0%	\$690,000	\$750,000	+ 8.7%
Percent of Original List Price Received*	99.0%	98.5%	- 0.5%	99.1%	98.7%	- 0.4%
Days on Market Until Sale	44	33	- 25.0%	42	36	- 14.3%
Inventory of Homes for Sale	43	45	+ 4.7%	—	—	—
Months Supply of Inventory	2.6	2.6	0.0%	—	—	—

* 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

