

# Local Market Update for August 2025

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

92078

San Marcos South

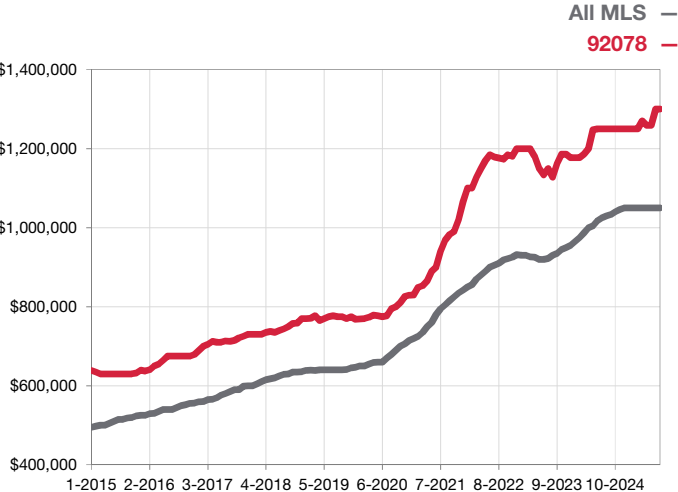
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	37	37	0.0%	263	302	+ 14.8%
Pending Sales	24	26	+ 8.3%	189	201	+ 6.3%
Closed Sales	23	21	- 8.7%	181	191	+ 5.5%
Median Sales Price*	\$1,130,000	\$1,202,500	+ 6.4%	\$1,250,000	\$1,349,000	+ 7.9%
Percent of Original List Price Received*	99.0%	97.6%	- 1.4%	98.9%	98.1%	- 0.8%
Days on Market Until Sale	22	34	+ 54.5%	28	34	+ 21.4%
Inventory of Homes for Sale	46	63	+ 37.0%	--	--	--
Months Supply of Inventory	2.2	2.7	+ 22.7%	--	--	--

\* 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	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	31	25	- 19.4%	173	207	+ 19.7%
Pending Sales	19	20	+ 5.3%	130	130	0.0%
Closed Sales	23	15	- 34.8%	128	118	- 7.8%
Median Sales Price*	\$750,000	\$715,000	- 4.7%	\$750,000	\$717,500	- 4.3%
Percent of Original List Price Received*	98.8%	96.9%	- 1.9%	99.3%	98.0%	- 1.3%
Days on Market Until Sale	33	37	+ 12.1%	32	37	+ 15.6%
Inventory of Homes for Sale	38	44	+ 15.8%	--	--	--
Months Supply of Inventory	2.5	2.7	+ 8.0%	--	--	--

\* 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

