

Local Market Update for February 2025

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

92078

San Marcos South

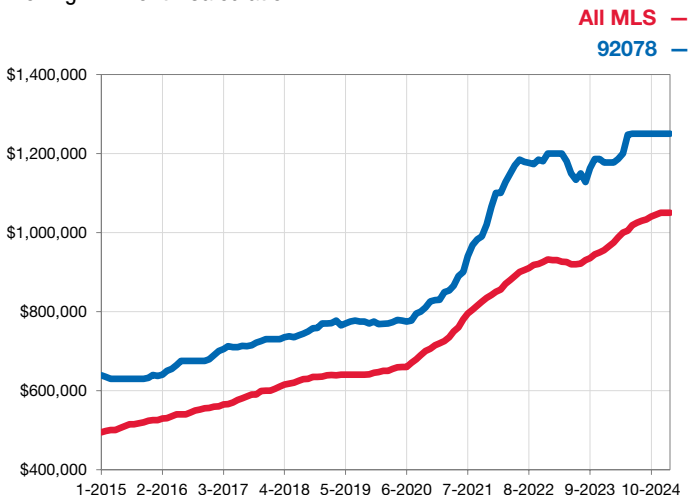
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	26	18	- 30.8%	52	41	- 21.2%
Pending Sales	21	18	- 14.3%	37	27	- 27.0%
Closed Sales	10	12	+ 20.0%	25	27	+ 8.0%
Median Sales Price*	\$1,169,000	\$1,125,000	- 3.8%	\$1,175,000	\$1,165,000	- 0.9%
Percent of Original List Price Received*	99.0%	98.1%	- 0.9%	98.8%	97.2%	- 1.6%
Days on Market Until Sale	29	25	- 13.8%	35	35	0.0%
Inventory of Homes for Sale	36	30	- 16.7%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	16	13	- 18.8%	37	41	+ 10.8%
Pending Sales	11	10	- 9.1%	29	22	- 24.1%
Closed Sales	16	10	- 37.5%	28	20	- 28.6%
Median Sales Price*	\$702,000	\$630,000	- 10.3%	\$727,500	\$690,000	- 5.2%
Percent of Original List Price Received*	99.9%	101.0%	+ 1.1%	98.0%	99.2%	+ 1.2%
Days on Market Until Sale	19	27	+ 42.1%	33	41	+ 24.2%
Inventory of Homes for Sale	23	34	+ 47.8%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

* 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

