

Local Market Update for November 2025

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

92069

San Marcos South

Detached	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	6	6	0.0%	229	267	+ 16.6%
Pending Sales	14	9	- 35.7%	182	182	0.0%
Closed Sales	15	15	0.0%	176	189	+ 7.4%
Median Sales Price*	\$1,195,000	\$1,255,000	+ 5.0%	\$1,017,500	\$1,052,500	+ 3.4%
Percent of Original List Price Received*	95.0%	95.2%	+ 0.2%	100.5%	97.5%	- 3.0%
Days on Market Until Sale	73	49	- 32.9%	30	37	+ 23.3%
Inventory of Homes for Sale	31	33	+ 6.5%	--	--	--
Months Supply of Inventory	1.9	2.0	+ 5.3%	--	--	--

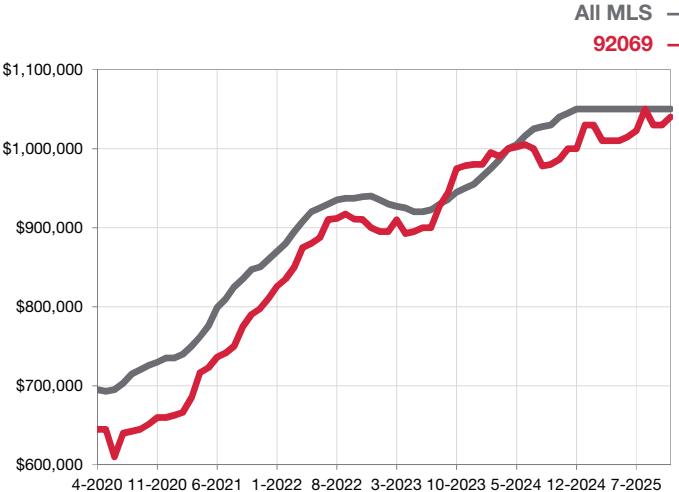
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	6	11	+ 83.3%	89	123	+ 38.2%
Pending Sales	1	6	+ 500.0%	59	75	+ 27.1%
Closed Sales	6	6	0.0%	65	73	+ 12.3%
Median Sales Price*	\$659,000	\$550,000	- 16.5%	\$640,000	\$624,500	- 2.4%
Percent of Original List Price Received*	95.9%	98.0%	+ 2.2%	98.8%	97.2%	- 1.6%
Days on Market Until Sale	55	36	- 34.5%	30	50	+ 66.7%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	4.9	2.4	- 51.0%	--	--	--

* 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

