

Local Market Update for December 2025

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

92078

San Marcos South

Detached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	2	2	0.0%	326	354	+ 8.6%
Pending Sales	14	12	- 14.3%	265	270	+ 1.9%
Closed Sales	14	22	+ 57.1%	260	275	+ 5.8%
Median Sales Price*	\$1,113,463	\$1,250,000	+ 12.3%	\$1,250,000	\$1,305,000	+ 4.4%
Percent of Original List Price Received*	100.0%	95.0%	- 5.0%	98.7%	97.4%	- 1.3%
Days on Market Until Sale	31	52	+ 67.7%	30	38	+ 26.7%
Inventory of Homes for Sale	30	12	- 60.0%	--	--	--
Months Supply of Inventory	1.4	0.5	- 64.3%	--	--	--

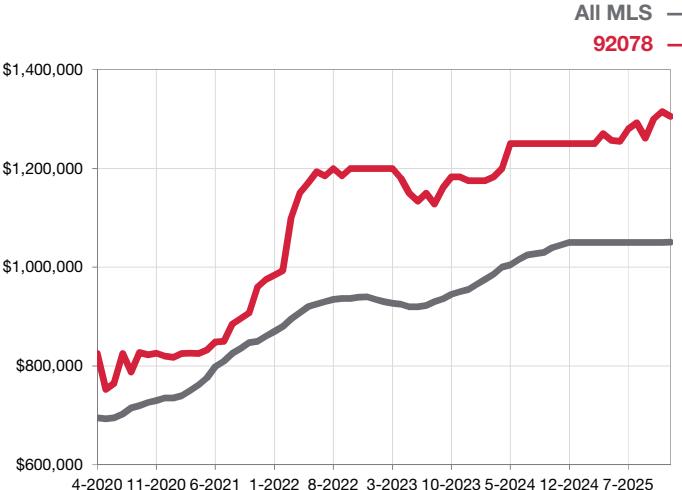
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	9	4	- 55.6%	236	261	+ 10.6%
Pending Sales	13	7	- 46.2%	198	196	- 1.0%
Closed Sales	20	19	- 5.0%	199	198	- 0.5%
Median Sales Price*	\$704,500	\$707,000	+ 0.4%	\$760,000	\$720,000	- 5.3%
Percent of Original List Price Received*	97.4%	97.8%	+ 0.4%	98.9%	97.5%	- 1.4%
Days on Market Until Sale	46	44	- 4.3%	32	39	+ 21.9%
Inventory of Homes for Sale	25	10	- 60.0%	--	--	--
Months Supply of Inventory	1.5	0.6	- 60.0%	--	--	--

* 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

