

Local Market Update for January 2026

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

92069

San Marcos South

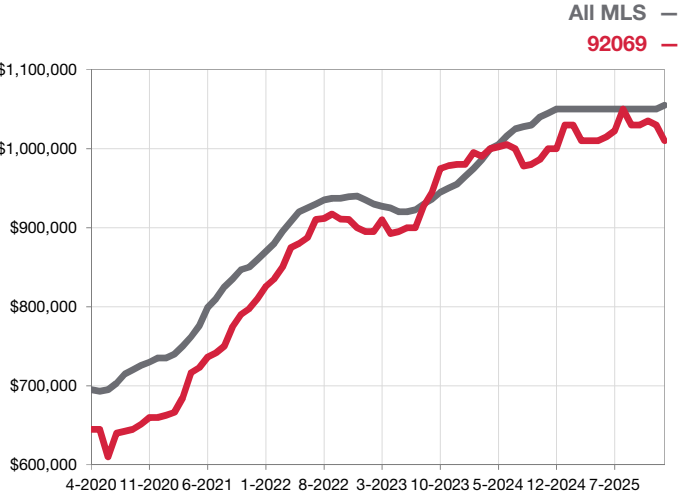
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	22	21	- 4.5%	22	21	- 4.5%
Pending Sales	16	10	- 37.5%	16	10	- 37.5%
Closed Sales	17	4	- 76.5%	17	4	- 76.5%
Median Sales Price*	\$1,030,000	\$823,500	- 20.0%	\$1,030,000	\$823,500	- 20.0%
Percent of Original List Price Received*	97.5%	97.6%	+ 0.1%	97.5%	97.6%	+ 0.1%
Days on Market Until Sale	30	36	+ 20.0%	30	36	+ 20.0%
Inventory of Homes for Sale	23	31	+ 34.8%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

* 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	10	14	+ 40.0%	10	14	+ 40.0%
Pending Sales	4	8	+ 100.0%	4	8	+ 100.0%
Closed Sales	6	4	- 33.3%	6	4	- 33.3%
Median Sales Price*	\$661,500	\$552,500	- 16.5%	\$661,500	\$552,500	- 16.5%
Percent of Original List Price Received*	95.8%	94.1%	- 1.8%	95.8%	94.1%	- 1.8%
Days on Market Until Sale	52	50	- 3.8%	52	50	- 3.8%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	3.3	3.1	- 6.1%	--	--	--

* 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

