

Local Market Update for December 2025

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

92069

San Marcos South

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		2	2	0.0%	237	257	+ 8.4%
Pending Sales		12	8	- 33.3%	194	191	- 1.5%
Closed Sales		11	10	- 9.1%	187	200	+ 7.0%
Median Sales Price*		\$905,000	\$935,000	+ 3.3%	\$1,000,000	\$1,030,000	+ 3.0%
Percent of Original List Price Received*		95.3%	97.2%	+ 2.0%	100.2%	97.5%	- 2.7%
Days on Market Until Sale		61	34	- 44.3%	32	37	+ 15.6%
Inventory of Homes for Sale		21	16	- 23.8%	--	--	--
Months Supply of Inventory		1.3	1.0	- 23.1%	--	--	--

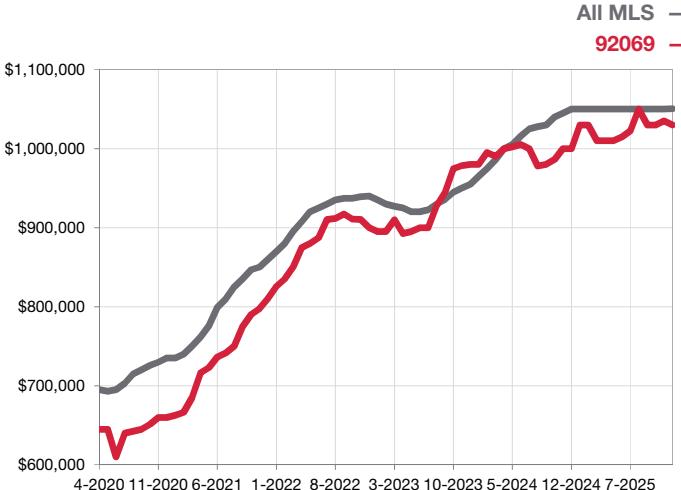
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		3	4	+ 33.3%	92	111	+ 20.7%
Pending Sales		6	6	0.0%	65	82	+ 26.2%
Closed Sales		0	9	--	65	82	+ 26.2%
Median Sales Price*		\$0	\$679,000	--	\$640,000	\$630,000	- 1.6%
Percent of Original List Price Received*		0.0%	99.4%	--	98.8%	97.4%	- 1.4%
Days on Market Until Sale		0	27	--	30	47	+ 56.7%
Inventory of Homes for Sale		20	8	- 60.0%	--	--	--
Months Supply of Inventory		3.7	1.2	- 67.6%	--	--	--

* 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

