

# Local Market Update for January 2026

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

## 92078

San Marcos South

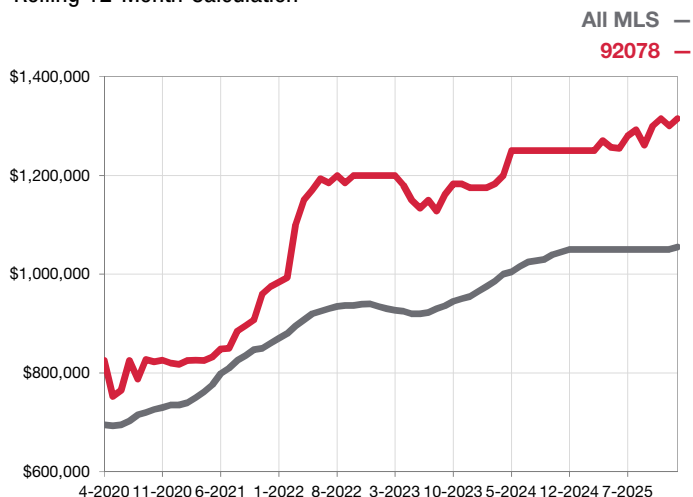
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	27	28	+ 3.7%	27	28	+ 3.7%
Pending Sales	9	20	+ 122.2%	9	20	+ 122.2%
Closed Sales	15	11	- 26.7%	15	11	- 26.7%
Median Sales Price*	\$1,240,000	\$1,350,000	+ 8.9%	\$1,240,000	\$1,350,000	+ 8.9%
Percent of Original List Price Received*	96.4%	94.5%	- 2.0%	96.4%	94.5%	- 2.0%
Days on Market Until Sale	44	65	+ 47.7%	44	65	+ 47.7%
Inventory of Homes for Sale	41	31	- 24.4%	--	--	--
Months Supply of Inventory	1.9	1.3	- 31.6%	--	--	--

\* 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.

Attached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	29	31	+ 6.9%	29	31	+ 6.9%
Pending Sales	13	14	+ 7.7%	13	14	+ 7.7%
Closed Sales	10	7	- 30.0%	10	7	- 30.0%
Median Sales Price*	\$692,500	\$829,000	+ 19.7%	\$692,500	\$829,000	+ 19.7%
Percent of Original List Price Received*	97.5%	98.7%	+ 1.2%	97.5%	98.7%	+ 1.2%
Days on Market Until Sale	54	61	+ 13.0%	54	61	+ 13.0%
Inventory of Homes for Sale	36	41	+ 13.9%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--

\* 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

