

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%	--	--	--

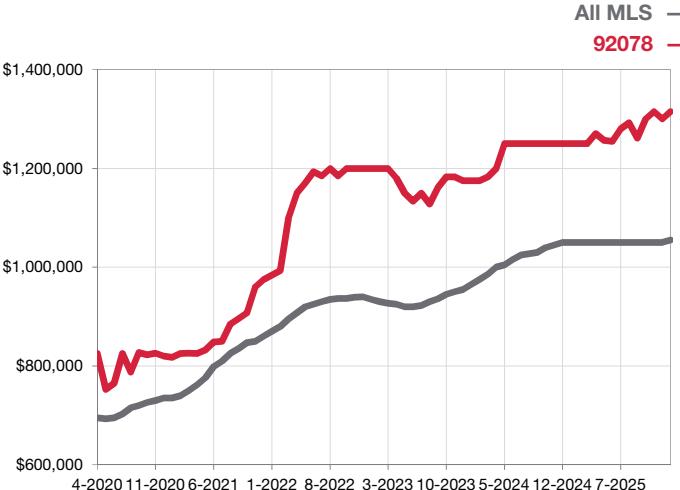
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

