

Local Market Update for November 2025

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

92078

San Marcos South

Detached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		15	15	0.0%	312	375	+ 20.2%
Pending Sales		19	20	+ 5.3%	251	258	+ 2.8%
Closed Sales		20	22	+ 10.0%	246	253	+ 2.8%
Median Sales Price*		\$1,172,500	\$1,209,450	+ 3.2%	\$1,250,000	\$1,319,900	+ 5.6%
Percent of Original List Price Received*		98.8%	96.4%	- 2.4%	98.7%	97.6%	- 1.1%
Days on Market Until Sale		26	56	+ 115.4%	30	37	+ 23.3%
Inventory of Homes for Sale		41	39	- 4.9%	--	--	--
Months Supply of Inventory		1.9	1.7	- 10.5%	--	--	--

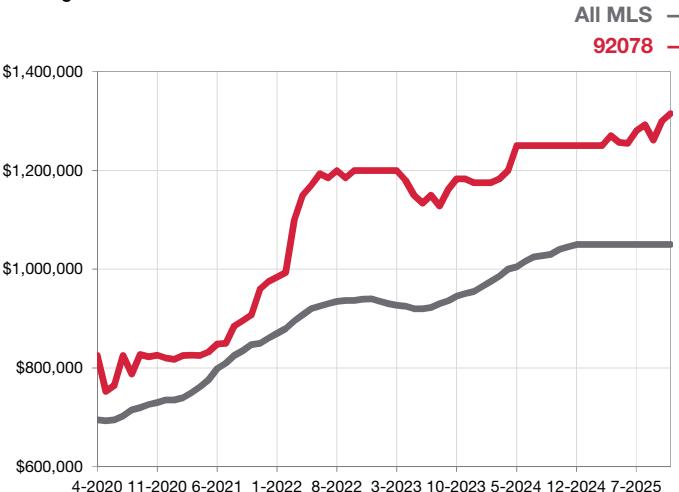
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		18	14	- 22.2%	227	281	+ 23.8%
Pending Sales		14	17	+ 21.4%	185	188	+ 1.6%
Closed Sales		15	18	+ 20.0%	179	178	- 0.6%
Median Sales Price*		\$800,000	\$725,263	- 9.3%	\$775,000	\$720,263	- 7.1%
Percent of Original List Price Received*		98.4%	97.1%	- 1.3%	99.1%	97.5%	- 1.6%
Days on Market Until Sale		26	43	+ 65.4%	30	38	+ 26.7%
Inventory of Homes for Sale		35	33	- 5.7%	--	--	--
Months Supply of Inventory		2.2	2.0	- 9.1%	--	--	--

* 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

