

# 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%	--	--	--

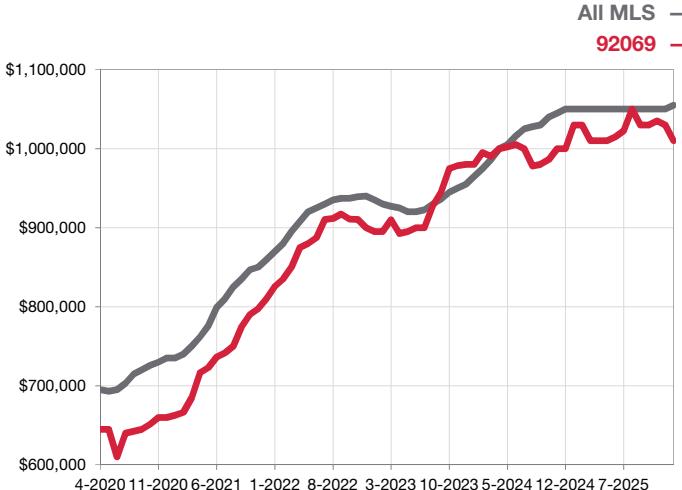
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

