

# Local Market Update for April 2026

Provided by the North San Diego County REALTORS®.

## 92069 - San Marcos

North San Diego County

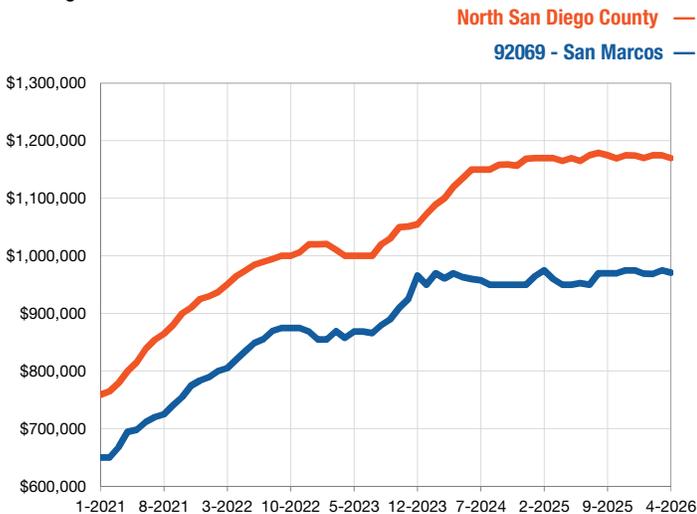
Detached Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
<b>Key Metrics</b>						
New Listings	36	29	- 19.4%	309	331	+ 7.1%
Pending Sales	34	25	- 26.5%	231	226	- 2.2%
Closed Sales	13	23	+ 76.9%	219	233	+ 6.4%
Days on Market Until Sale	42	37	- 11.9%	26	36	+ 38.5%
Median Sales Price*	\$950,000	<b>\$890,000</b>	- 6.3%	\$950,000	<b>\$971,000</b>	+ 2.2%
Average Sales Price*	\$1,129,500	<b>\$898,304</b>	- 20.5%	\$1,052,696	<b>\$1,050,970</b>	- 0.2%
Percent of Original List Price Received*	97.9%	97.5%	- 0.4%	98.5%	97.2%	- 1.3%
Percent of List Price Received*	98.9%	98.7%	- 0.2%	99.8%	99.0%	- 0.8%
Inventory of Homes for Sale	65	43	- 33.8%	--	--	--
Months Supply of Inventory	3.4	2.3	- 32.4%	--	--	--

\* 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 Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
<b>Key Metrics</b>						
New Listings	14	10	- 28.6%	116	136	+ 17.2%
Pending Sales	8	4	- 50.0%	70	90	+ 28.6%
Closed Sales	2	9	+ 350.0%	64	94	+ 46.9%
Days on Market Until Sale	12	43	+ 258.3%	33	36	+ 9.1%
Median Sales Price*	\$698,750	<b>\$679,000</b>	- 2.8%	\$665,000	<b>\$631,700</b>	- 5.0%
Average Sales Price*	\$698,750	<b>\$653,611</b>	- 6.5%	\$646,692	<b>\$609,791</b>	- 5.7%
Percent of Original List Price Received*	98.4%	98.3%	- 0.1%	97.9%	97.8%	- 0.1%
Percent of List Price Received*	98.4%	99.8%	+ 1.4%	99.5%	99.3%	- 0.2%
Inventory of Homes for Sale	22	23	+ 4.5%	--	--	--
Months Supply of Inventory	3.8	3.1	- 18.4%	--	--	--

\* 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 – Detached Single-Family**  
 Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
 Rolling 12-Month Calculation

