

Local Market Update for December 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92069 - San Marcos

North San Diego County

Detached Single-Family

Key Metrics	December			Rolling 12 Months		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	6	9	+ 50.0%	237	293	+ 23.6%
Pending Sales	12	13	+ 8.3%	212	221	+ 4.2%
Closed Sales	12	13	+ 8.3%	212	217	+ 2.4%
Days on Market Until Sale	32	62	+ 93.8%	28	24	- 14.3%
Median Sales Price*	\$925,000	\$805,000	- 13.0%	\$965,995	\$950,000	- 1.7%
Average Sales Price*	\$1,060,500	\$964,823	- 9.0%	\$972,224	\$1,016,397	+ 4.5%
Percent of Original List Price Received*	98.7%	95.7%	- 3.0%	99.8%	99.4%	- 0.4%
Percent of List Price Received*	101.4%	99.5%	- 1.9%	100.7%	100.5%	- 0.2%
Inventory of Homes for Sale	24	25	+ 4.2%	--	--	--
Months Supply of Inventory	1.4	1.4	0.0%	--	--	--

* 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.

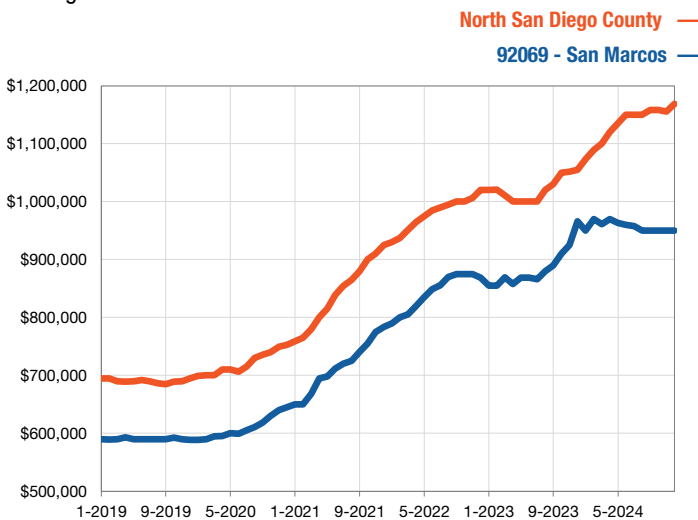
Attached Single-Family

Key Metrics	December			Rolling 12 Months		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	6	2	- 66.7%	81	97	+ 19.8%
Pending Sales	2	7	+ 250.0%	64	67	+ 4.7%
Closed Sales	2	0	- 100.0%	62	66	+ 6.5%
Days on Market Until Sale	31	0	- 100.0%	26	24	- 7.7%
Median Sales Price*	\$690,450	\$0	- 100.0%	\$641,000	\$639,500	- 0.2%
Average Sales Price*	\$690,450	\$0	- 100.0%	\$648,889	\$626,539	- 3.4%
Percent of Original List Price Received*	94.8%	0.0%	- 100.0%	100.0%	98.8%	- 1.2%
Percent of List Price Received*	100.1%	0.0%	- 100.0%	100.7%	100.2%	- 0.5%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--

* 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.

Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

