Local Market Update for September 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92069 - San Marcos

North San Diego County

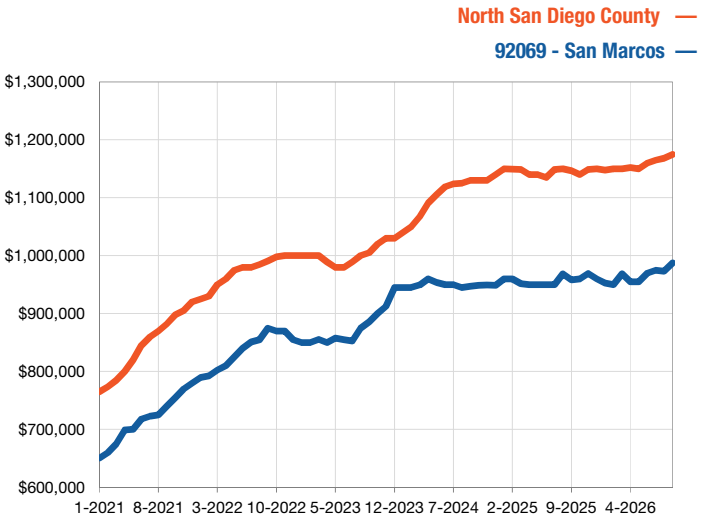
Detached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	27	**24**	- 11.1%	350	**300**	- 14.3%
Pending Sales	16	**14**	- 12.5%	245	**203**	- 17.1%
Closed Sales	21	**16**	- 23.8%	249	**206**	- 17.3%
Days on Market Until Sale	38	**28**	- 26.3%	34	**35**	+ 2.9%
Median Sales Price*	$865,000	**$1,082,000**	+ 25.1%	$958,000	**$987,500**	+ 3.1%
Average Sales Price*	$885,450	**$1,060,000**	+ 19.7%	$1,022,238	**$1,057,793**	+ 3.5%
Percent of Original List Price Received*	97.7%	**98.2%**	+ 0.5%	97.2%	**98.0%**	+ 0.8%
Percent of List Price Received*	99.8%	**99.2%**	- 0.6%	99.2%	**99.5%**	+ 0.3%
Inventory of Homes for Sale	78	**45**	- 42.3%	--	--	--
Months Supply of Inventory	3.8	**2.7**	- 28.9%	--	--	--

* 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.

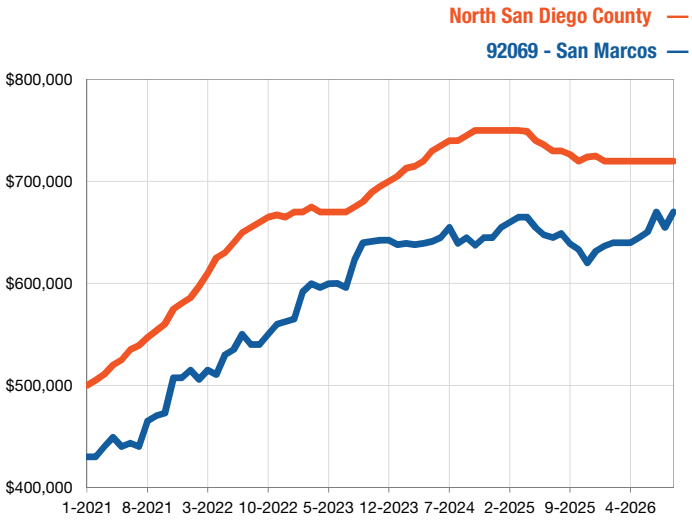
Attached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	8	**12**	+ 50.0%	109	**137**	+ 25.7%
Pending Sales	4	**6**	+ 50.0%	64	**84**	+ 31.3%
Closed Sales	7	**6**	- 14.3%	59	**81**	+ 37.3%
Days on Market Until Sale	33	**46**	+ 39.4%	44	**43**	- 2.3%
Median Sales Price*	$620,000	**$679,500**	+ 9.6%	$639,000	**$670,000**	+ 4.9%
Average Sales Price*	$544,629	**$676,300**	+ 24.2%	$602,831	**$633,212**	+ 5.0%
Percent of Original List Price Received*	94.7%	**94.6%**	- 0.1%	96.3%	**97.6%**	+ 1.3%
Percent of List Price Received*	97.8%	**98.8%**	+ 1.0%	98.5%	**99.2%**	+ 0.7%
Inventory of Homes for Sale	31	**31**	0.0%	--	--	--
Months Supply of Inventory	5.8	**4.4**	- 24.1%	--	--	--

* 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 – Detached Single-Family
Rolling 12-Month Calculation



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



Current as of October 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.