

Local Market Update for November 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92069 - San Marcos

North San Diego County

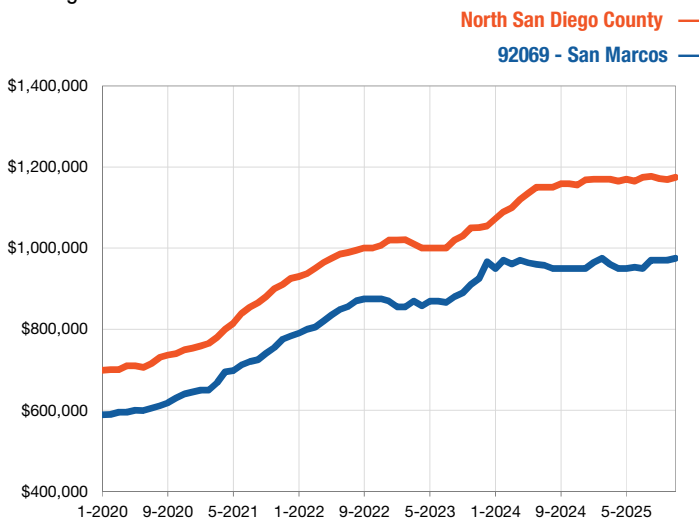
Detached Single-Family	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	14	7	- 50.0%	291	329	+ 13.1%
Pending Sales	15	9	- 40.0%	220	226	+ 2.7%
Closed Sales	15	15	0.0%	216	234	+ 8.3%
Days on Market Until Sale	62	47	- 24.2%	22	34	+ 54.5%
Median Sales Price*	\$1,195,000	\$1,255,000	+ 5.0%	\$950,000	\$975,000	+ 2.6%
Average Sales Price*	\$1,208,822	\$1,423,327	+ 17.7%	\$1,022,414	\$1,052,887	+ 3.0%
Percent of Original List Price Received*	95.0%	95.2%	+ 0.2%	99.7%	97.1%	- 2.6%
Percent of List Price Received*	97.6%	98.0%	+ 0.4%	100.6%	99.1%	- 1.5%
Inventory of Homes for Sale	53	43	- 18.9%	--	--	--
Months Supply of Inventory	2.9	2.3	- 20.7%	--	--	--

* 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	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	6	11	+ 83.3%	103	128	+ 24.3%
Pending Sales	1	6	+ 500.0%	62	82	+ 32.3%
Closed Sales	6	6	0.0%	68	73	+ 7.4%
Days on Market Until Sale	54	33	- 38.9%	24	40	+ 66.7%
Median Sales Price*	\$659,000	\$550,000	- 16.5%	\$639,500	\$620,000	- 3.0%
Average Sales Price*	\$568,833	\$522,000	- 8.2%	\$628,419	\$608,658	- 3.1%
Percent of Original List Price Received*	95.9%	98.0%	+ 2.2%	98.7%	97.3%	- 1.4%
Percent of List Price Received*	96.6%	98.1%	+ 1.6%	100.2%	99.3%	- 0.9%
Inventory of Homes for Sale	28	16	- 42.9%	--	--	--
Months Supply of Inventory	5.4	2.3	- 57.4%	--	--	--

* 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

