Local Market Update for September 2025

Provided by the North San Diego County REALTORS®.



92069 - San Marcos

North San Diego County

Detached Single-Family	September			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	19	23	+ 21.1%	292	327	+ 12.0%	
Pending Sales	20	15	- 25.0%	220	233	+ 5.9%	
Closed Sales	15	19	+ 26.7%	209	239	+ 14.4%	
Days on Market Until Sale	21	40	+ 90.5%	20	34	+ 70.0%	
Median Sales Price*	\$1,025,000	\$872,500	- 14.9%	\$950,000	\$969,500	+ 2.1%	
Average Sales Price*	\$986,794	\$917,222	- 7.1%	\$1,016,657	\$1,035,328	+ 1.8%	
Percent of Original List Price Received*	99.4%	97.6%	- 1.8%	100.3%	97.0%	- 3.3%	
Percent of List Price Received*	99.2%	99.9%	+ 0.7%	100.9%	99.1%	- 1.8%	
Inventory of Homes for Sale	49	51	+ 4.1%				
Months Supply of Inventory	2.7	2.6	- 3.7%				

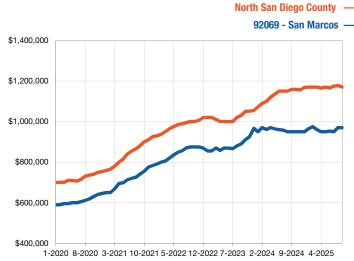
^{*} Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	September			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	11	7	- 36.4%	105	122	+ 16.2%	
Pending Sales	1	4	+ 300.0%	65	74	+ 13.8%	
Closed Sales	5	8	+ 60.0%	73	67	- 8.2%	
Days on Market Until Sale	27	28	+ 3.7%	19	41	+ 115.8%	
Median Sales Price*	\$740,000	\$597,500	- 19.3%	\$638,668	\$625,000	- 2.1%	
Average Sales Price*	\$675,400	\$537,425	- 20.4%	\$636,394	\$610,926	- 4.0%	
Percent of Original List Price Received*	98.2%	96.0%	- 2.2%	99.2%	97.0%	- 2.2%	
Percent of List Price Received*	100.2%	97.9%	- 2.3%	100.6%	99.0%	- 1.6%	
Inventory of Homes for Sale	29	25	- 13.8%				
Months Supply of Inventory	5.4	4.1	- 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

