

# Local Market Update for March 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92069 - San Marcos

North San Diego County

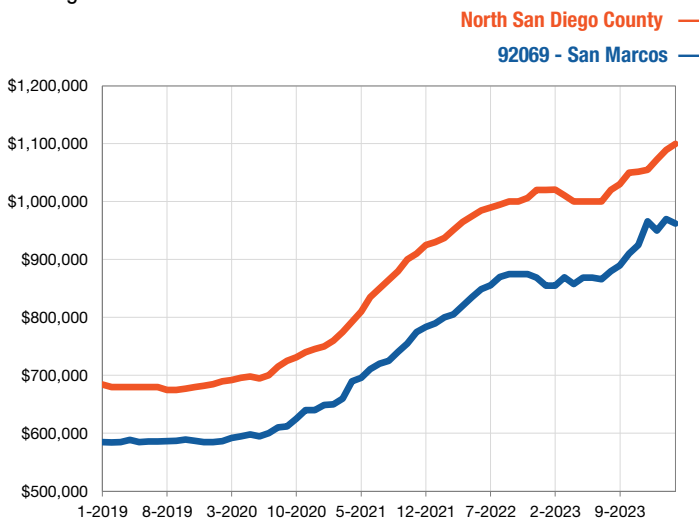
Detached Single-Family	March			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	23	24	+ 4.3%	338	251	- 25.7%
Pending Sales	24	26	+ 8.3%	275	206	- 25.1%
Closed Sales	22	16	- 27.3%	271	209	- 22.9%
Days on Market Until Sale	33	15	- 54.5%	23	23	0.0%
Median Sales Price*	\$945,000	<b>\$949,500</b>	+ 0.5%	\$869,500	<b>\$962,000</b>	+ 10.6%
Average Sales Price*	\$908,836	<b>\$988,020</b>	+ 8.7%	\$894,212	<b>\$969,970</b>	+ 8.5%
Percent of Original List Price Received*	97.9%	<b>101.3%</b>	+ 3.5%	99.4%	<b>100.4%</b>	+ 1.0%
Percent of List Price Received*	99.2%	<b>101.3%</b>	+ 2.1%	100.8%	<b>101.1%</b>	+ 0.3%
Inventory of Homes for Sale	24	26	+ 8.3%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 50.0%	--	--	--

\* 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	March			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	5	8	+ 60.0%	103	77	- 25.2%
Pending Sales	6	8	+ 33.3%	67	66	- 1.5%
Closed Sales	4	4	0.0%	70	66	- 5.7%
Days on Market Until Sale	35	11	- 68.6%	18	23	+ 27.8%
Median Sales Price*	\$561,635	<b>\$510,000</b>	- 9.2%	\$599,823	<b>\$634,250</b>	+ 5.7%
Average Sales Price*	\$573,317	<b>\$516,750</b>	- 9.9%	\$601,246	<b>\$636,967</b>	+ 5.9%
Percent of Original List Price Received*	99.0%	<b>102.1%</b>	+ 3.1%	100.9%	<b>100.5%</b>	- 0.4%
Percent of List Price Received*	99.3%	<b>101.6%</b>	+ 2.3%	100.9%	<b>101.1%</b>	+ 0.2%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	2.0	0.7	- 65.0%	--	--	--

\* 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.

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



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

