

# Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

## 92069 - San Marcos

North San Diego County

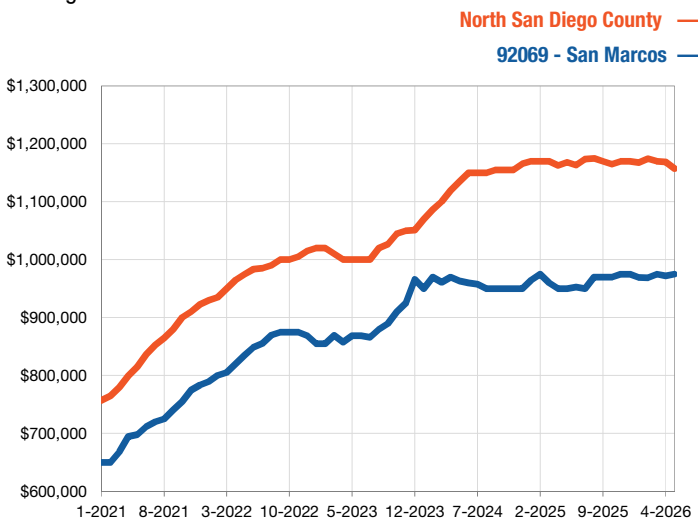
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
<b>Key Metrics</b>						
New Listings	49	17	- 65.3%	329	308	- 6.4%
Pending Sales	14	14	0.0%	222	231	+ 4.1%
Closed Sales	28	25	- 10.7%	225	231	+ 2.7%
Days on Market Until Sale	39	27	- 30.8%	28	34	+ 21.4%
Median Sales Price*	\$925,000	<b>\$950,000</b>	+ 2.7%	\$950,000	<b>\$975,000</b>	+ 2.6%
Average Sales Price*	\$922,135	<b>\$1,038,200</b>	+ 12.6%	\$1,021,878	<b>\$1,066,457</b>	+ 4.4%
Percent of Original List Price Received*	95.2%	<b>99.5%</b>	+ 4.5%	97.9%	<b>97.7%</b>	- 0.2%
Percent of List Price Received*	97.4%	<b>100.4%</b>	+ 3.1%	99.3%	<b>99.4%</b>	+ 0.1%
Inventory of Homes for Sale	89	43	- 51.7%	--	--	--
Months Supply of Inventory	4.8	2.2	- 54.2%	--	--	--

\* 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	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
<b>Key Metrics</b>						
New Listings	14	12	- 14.3%	120	134	+ 11.7%
Pending Sales	5	4	- 20.0%	64	92	+ 43.8%
Closed Sales	10	6	- 40.0%	68	90	+ 32.4%
Days on Market Until Sale	44	60	+ 36.4%	37	37	0.0%
Median Sales Price*	\$570,000	<b>\$721,500</b>	+ 26.6%	\$647,250	<b>\$640,000</b>	- 1.1%
Average Sales Price*	\$571,520	<b>\$682,417</b>	+ 19.4%	\$628,316	<b>\$618,885</b>	- 1.5%
Percent of Original List Price Received*	97.7%	<b>97.8%</b>	+ 0.1%	97.5%	<b>97.8%</b>	+ 0.3%
Percent of List Price Received*	99.4%	<b>98.6%</b>	- 0.8%	99.3%	<b>99.2%</b>	- 0.1%
Inventory of Homes for Sale	25	26	+ 4.0%	--	--	--
Months Supply of Inventory	4.7	3.4	- 27.7%	--	--	--

\* 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.

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



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

