

# Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92069 - San Marcos

North San Diego County

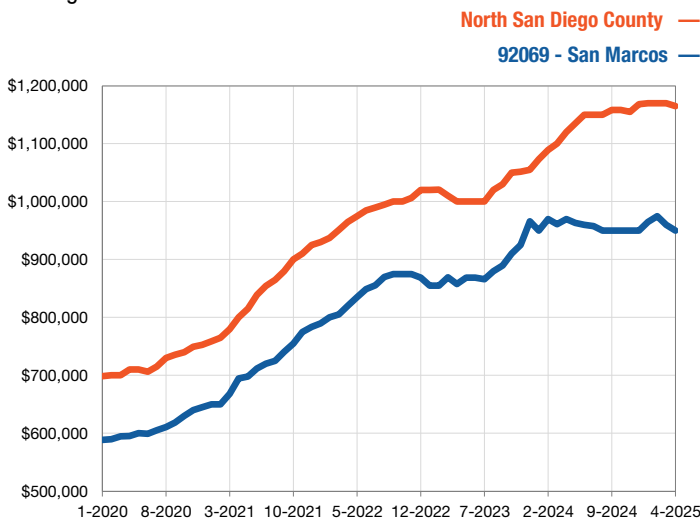
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	33	30	- 9.1%	265	299	+ 12.8%
Pending Sales	20	33	+ 65.0%	207	230	+ 11.1%
Closed Sales	21	11	- 47.6%	212	217	+ 2.4%
Days on Market Until Sale	7	20	+ 185.7%	22	25	+ 13.6%
Median Sales Price*	\$965,000	\$950,000	- 1.6%	\$969,995	\$950,000	- 2.1%
Average Sales Price*	\$1,056,071	\$933,955	- 11.6%	\$983,969	\$1,042,076	+ 5.9%
Percent of Original List Price Received*	104.0%	98.5%	- 5.3%	100.9%	98.5%	- 2.4%
Percent of List Price Received*	104.2%	99.7%	- 4.3%	101.6%	99.8%	- 1.8%
Inventory of Homes for Sale	47	44	- 6.4%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

\* 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	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	13	14	+ 7.7%	86	115	+ 33.7%
Pending Sales	5	7	+ 40.0%	66	70	+ 6.1%
Closed Sales	6	2	- 66.7%	65	64	- 1.5%
Days on Market Until Sale	26	12	- 53.8%	23	33	+ 43.5%
Median Sales Price*	\$647,500	\$698,750	+ 7.9%	\$640,000	\$665,000	+ 3.9%
Average Sales Price*	\$657,167	\$698,750	+ 6.3%	\$645,859	\$646,692	+ 0.1%
Percent of Original List Price Received*	98.4%	98.4%	0.0%	100.2%	97.9%	- 2.3%
Percent of List Price Received*	100.7%	98.4%	- 2.3%	101.0%	99.5%	- 1.5%
Inventory of Homes for Sale	15	19	+ 26.7%	--	--	--
Months Supply of Inventory	2.7	3.3	+ 22.2%	--	--	--

\* 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.

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



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

