

# Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92078 - San Marcos

North San Diego County

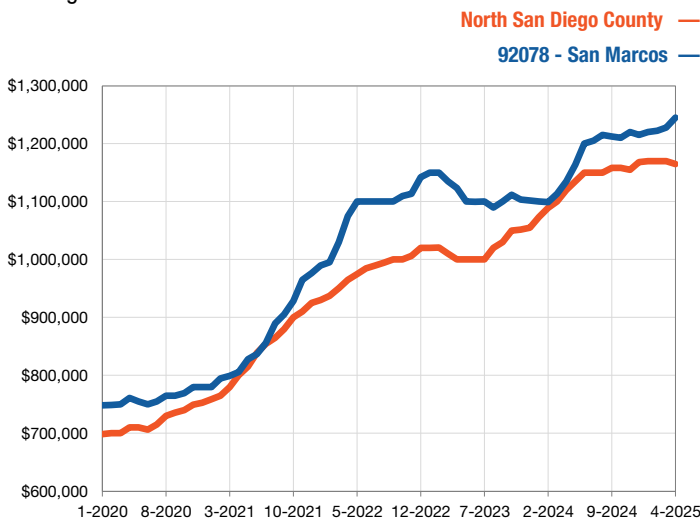
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	45	39	- 13.3%	349	410	+ 17.5%
Pending Sales	31	27	- 12.9%	261	290	+ 11.1%
Closed Sales	23	39	+ 69.6%	261	299	+ 14.6%
Days on Market Until Sale	16	16	0.0%	23	24	+ 4.3%
Median Sales Price*	\$1,200,000	\$1,400,000	+ 16.7%	\$1,135,000	\$1,245,400	+ 9.7%
Average Sales Price*	\$1,337,044	\$1,339,667	+ 0.2%	\$1,176,888	\$1,304,426	+ 10.8%
Percent of Original List Price Received*	101.4%	99.7%	- 1.7%	99.0%	98.2%	- 0.8%
Percent of List Price Received*	101.7%	100.1%	- 1.6%	99.7%	99.4%	- 0.3%
Inventory of Homes for Sale	60	61	+ 1.7%	--	--	--
Months Supply of Inventory	2.8	2.5	- 10.7%	--	--	--

\* 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	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	18	22	+ 22.2%	202	279	+ 38.1%
Pending Sales	14	16	+ 14.3%	168	200	+ 19.0%
Closed Sales	11	20	+ 81.8%	170	198	+ 16.5%
Days on Market Until Sale	39	23	- 41.0%	19	27	+ 42.1%
Median Sales Price*	\$735,000	\$738,000	+ 0.4%	\$746,000	\$753,000	+ 0.9%
Average Sales Price*	\$670,364	\$707,500	+ 5.5%	\$724,412	\$733,800	+ 1.3%
Percent of Original List Price Received*	97.0%	99.1%	+ 2.2%	99.2%	99.1%	- 0.1%
Percent of List Price Received*	99.0%	99.7%	+ 0.7%	100.3%	99.9%	- 0.4%
Inventory of Homes for Sale	21	37	+ 76.2%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

\* 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

