Local Market Update for September 2025

Provided by the North San Diego County REALTORS®.



92078 - 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	32	32	0.0%	386	447	+ 15.8%	
Pending Sales	26	20	- 23.1%	275	295	+ 7.3%	
Closed Sales	26	29	+ 11.5%	284	298	+ 4.9%	
Days on Market Until Sale	39	31	- 20.5%	22	24	+ 9.1%	
Median Sales Price*	\$1,315,000	\$1,160,452	- 11.8%	\$1,212,500	\$1,240,000	+ 2.3%	
Average Sales Price*	\$1,212,792	\$1,282,733	+ 5.8%	\$1,270,233	\$1,313,649	+ 3.4%	
Percent of Original List Price Received*	95.4%	96.8%	+ 1.5%	98.5%	98.1%	- 0.4%	
Percent of List Price Received*	99.6%	98.9%	- 0.7%	99.6%	99.3%	- 0.3%	
Inventory of Homes for Sale	61	76	+ 24.6%				
Months Supply of Inventory	2.7	3.1	+ 14.8%				

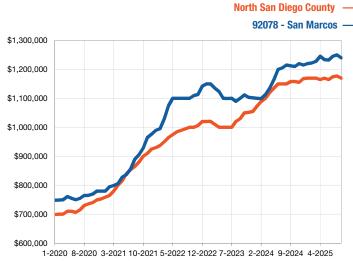
^{*} Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	September			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	25	28	+ 12.0%	242	297	+ 22.7%	
Pending Sales	27	20	- 25.9%	194	194	0.0%	
Closed Sales	17	24	+ 41.2%	185	200	+ 8.1%	
Days on Market Until Sale	21	35	+ 66.7%	24	31	+ 29.2%	
Median Sales Price*	\$789,000	\$665,000	- 15.7%	\$751,000	\$728,750	- 3.0%	
Average Sales Price*	\$795,523	\$615,576	- 22.6%	\$736,331	\$718,158	- 2.5%	
Percent of Original List Price Received*	98.1%	95.8%	- 2.3%	98.9%	97.7%	- 1.2%	
Percent of List Price Received*	99.7%	98.5%	- 1.2%	100.0%	99.1%	- 0.9%	
Inventory of Homes for Sale	38	47	+ 23.7%				
Months Supply of Inventory	2.4	2.9	+ 20.8%				

^{*} 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.

Median Sales Price - Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price - Attached Single-Family

Rolling 12-Month Calculation

