

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

92078 - San Marcos

North San Diego County

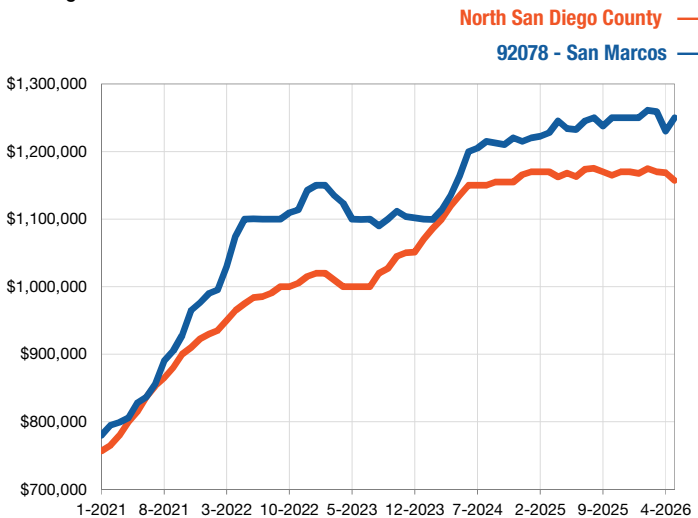
| Detached Single-Family | May | | | Rolling 12 Months | | |
|--|-------------|-------------|----------------|-------------------|-------------|----------------|
| | 2025 | 2026 | Percent Change | Thru 5-2025 | Thru 5-2026 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 52 | 43 | - 17.3% | 425 | 443 | + 4.2% |
| Pending Sales | 37 | 31 | - 16.2% | 302 | 311 | + 3.0% |
| Closed Sales | 26 | 24 | - 7.7% | 290 | 316 | + 9.0% |
| Days on Market Until Sale | 19 | 24 | + 26.3% | 24 | 32 | + 33.3% |
| Median Sales Price* | \$1,157,500 | \$1,209,450 | + 4.5% | \$1,233,750 | \$1,250,000 | + 1.3% |
| Average Sales Price* | \$1,229,212 | \$1,301,539 | + 5.9% | \$1,288,035 | \$1,289,334 | + 0.1% |
| Percent of Original List Price Received* | 98.5% | 97.9% | - 0.6% | 98.1% | 97.3% | - 0.8% |
| Percent of List Price Received* | 99.4% | 98.9% | - 0.5% | 99.4% | 98.9% | - 0.5% |
| Inventory of Homes for Sale | 85 | 59 | - 30.6% | -- | -- | -- |
| Months Supply of Inventory | 3.4 | 2.3 | - 32.4% | -- | -- | -- |

* 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 |
| Key Metrics | | | | | | |
| New Listings | 33 | 25 | - 24.2% | 293 | 282 | - 3.8% |
| Pending Sales | 15 | 11 | - 26.7% | 201 | 199 | - 1.0% |
| Closed Sales | 19 | 11 | - 42.1% | 202 | 198 | - 2.0% |
| Days on Market Until Sale | 38 | 25 | - 34.2% | 27 | 29 | + 7.4% |
| Median Sales Price* | \$735,000 | \$810,000 | + 10.2% | \$753,000 | \$722,763 | - 4.0% |
| Average Sales Price* | \$768,753 | \$827,636 | + 7.7% | \$742,613 | \$723,563 | - 2.6% |
| Percent of Original List Price Received* | 97.1% | 99.2% | + 2.2% | 98.8% | 97.7% | - 1.1% |
| Percent of List Price Received* | 99.2% | 99.5% | + 0.3% | 99.7% | 99.0% | - 0.7% |
| Inventory of Homes for Sale | 67 | 42 | - 37.3% | -- | -- | -- |
| Months Supply of Inventory | 4.0 | 2.5 | - 37.5% | -- | -- | -- |

* 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

