

Local Market Update for November 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92078 - San Marcos

North San Diego County

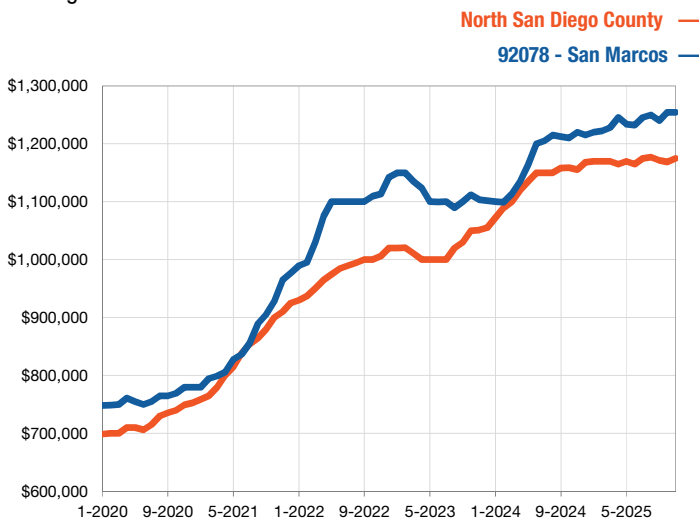
Detached Single-Family	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	21	21	0.0%	400	445	+ 11.3%
Pending Sales	20	26	+ 30.0%	287	306	+ 6.6%
Closed Sales	20	24	+ 20.0%	283	297	+ 4.9%
Days on Market Until Sale	22	45	+ 104.5%	22	27	+ 22.7%
Median Sales Price*	\$1,172,500	\$1,204,450	+ 2.7%	\$1,220,000	\$1,254,500	+ 2.8%
Average Sales Price*	\$1,263,770	\$1,212,152	- 4.1%	\$1,283,291	\$1,324,046	+ 3.2%
Percent of Original List Price Received*	98.8%	96.3%	- 2.5%	98.5%	97.6%	- 0.9%
Percent of List Price Received*	100.1%	99.2%	- 0.9%	99.7%	99.0%	- 0.7%
Inventory of Homes for Sale	65	49	- 24.6%	--	--	--
Months Supply of Inventory	2.7	1.9	- 29.6%	--	--	--

* 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	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	18	14	- 22.2%	249	296	+ 18.9%
Pending Sales	14	16	+ 14.3%	191	204	+ 6.8%
Closed Sales	15	18	+ 20.0%	185	201	+ 8.6%
Days on Market Until Sale	19	38	+ 100.0%	24	33	+ 37.5%
Median Sales Price*	\$800,000	\$725,263	- 9.3%	\$760,000	\$720,000	- 5.3%
Average Sales Price*	\$809,600	\$689,994	- 14.8%	\$742,509	\$696,290	- 6.2%
Percent of Original List Price Received*	98.4%	97.1%	- 1.3%	99.0%	97.5%	- 1.5%
Percent of List Price Received*	99.4%	98.3%	- 1.1%	99.9%	99.0%	- 0.9%
Inventory of Homes for Sale	49	35	- 28.6%	--	--	--
Months Supply of Inventory	3.1	2.1	- 32.3%	--	--	--

* 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

