

Local Market Update for December 2024

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

Key Metrics	December			Rolling 12 Months		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	15	12	- 20.0%	314	394	+ 25.5%
Pending Sales	13	16	+ 23.1%	268	290	+ 8.2%
Closed Sales	14	19	+ 35.7%	276	288	+ 4.3%
Days on Market Until Sale	23	32	+ 39.1%	24	23	- 4.2%
Median Sales Price*	\$1,162,850	\$990,000	- 14.9%	\$1,101,750	\$1,215,000	+ 10.3%
Average Sales Price*	\$1,213,336	\$1,017,628	- 16.1%	\$1,146,620	\$1,269,165	+ 10.7%
Percent of Original List Price Received*	98.7%	98.7%	0.0%	98.5%	98.5%	0.0%
Percent of List Price Received*	99.4%	98.9%	- 0.5%	99.5%	99.6%	+ 0.1%
Inventory of Homes for Sale	31	26	- 16.1%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--

* 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.

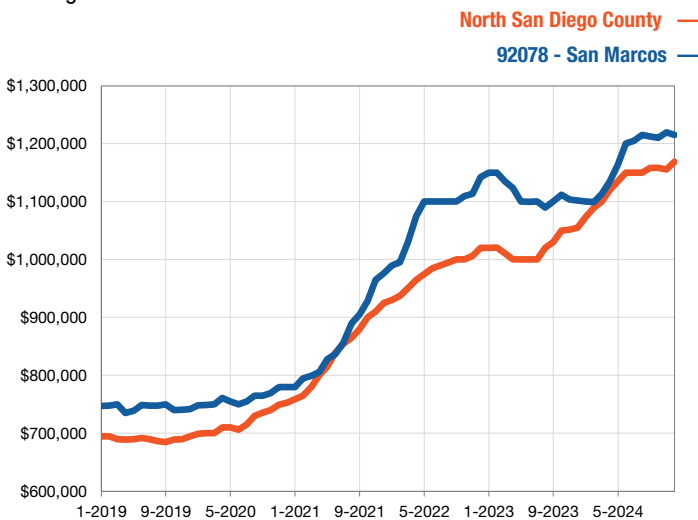
Attached Single-Family

Key Metrics	December			Rolling 12 Months		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	9	7	- 22.2%	207	244	+ 17.9%
Pending Sales	9	10	+ 11.1%	182	194	+ 6.6%
Closed Sales	8	19	+ 137.5%	174	196	+ 12.6%
Days on Market Until Sale	15	41	+ 173.3%	22	26	+ 18.2%
Median Sales Price*	\$723,500	\$705,000	- 2.6%	\$727,450	\$760,000	+ 4.5%
Average Sales Price*	\$683,250	\$647,947	- 5.2%	\$714,485	\$735,761	+ 3.0%
Percent of Original List Price Received*	97.5%	97.3%	- 0.2%	99.0%	98.9%	- 0.1%
Percent of List Price Received*	98.6%	98.4%	- 0.2%	100.3%	99.8%	- 0.5%
Inventory of Homes for Sale	19	22	+ 15.8%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

* 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

