Local Market Update for September 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92078 - San Marcos

North San Diego County

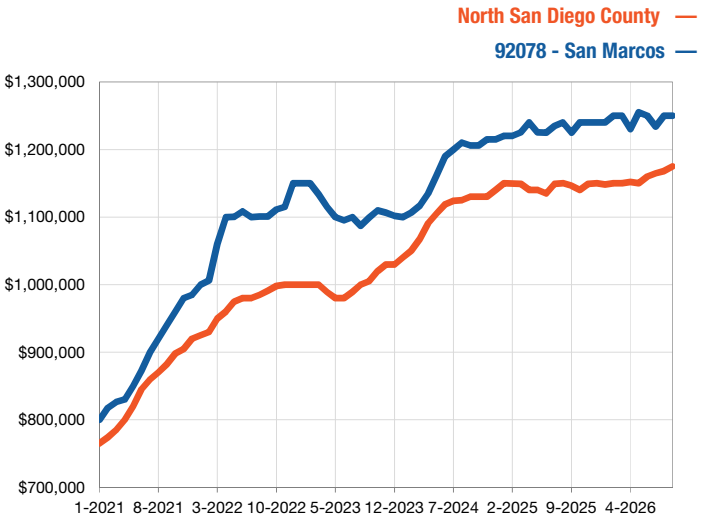
Detached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	36	**23**	- 36.1%	478	**399**	- 16.5%
Pending Sales	21	**12**	- 42.9%	312	**308**	- 1.3%
Closed Sales	31	**28**	- 9.7%	317	**317**	0.0%
Days on Market Until Sale	32	**36**	+ 12.5%	24	**31**	+ 29.2%
Median Sales Price*	$1,160,452	**$1,190,000**	+ 2.5%	$1,225,000	**$1,250,000**	+ 2.0%
Average Sales Price*	$1,268,782	**$1,238,262**	- 2.4%	$1,298,989	**$1,298,027**	- 0.1%
Percent of Original List Price Received*	96.9%	**97.1%**	+ 0.2%	98.0%	**97.4%**	- 0.6%
Percent of List Price Received*	98.9%	**99.9%**	+ 1.0%	99.2%	**98.9%**	- 0.3%
Inventory of Homes for Sale	106	**51**	- 51.9%	--	--	--
Months Supply of Inventory	4.1	**2.0**	- 51.2%	--	--	--

* 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.

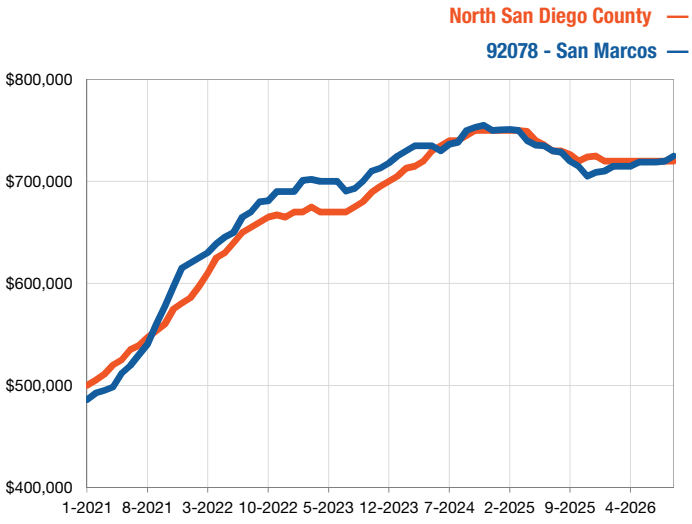
Attached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	29	**39**	+ 34.5%	274	**311**	+ 13.5%
Pending Sales	20	**19**	- 5.0%	180	**213**	+ 18.3%
Closed Sales	23	**14**	- 39.1%	183	**209**	+ 14.2%
Days on Market Until Sale	34	**49**	+ 44.1%	31	**34**	+ 9.7%
Median Sales Price*	$655,000	**$699,000**	+ 6.7%	$720,000	**$725,000**	+ 0.7%
Average Sales Price*	$600,905	**$694,121**	+ 15.5%	$685,977	**$710,178**	+ 3.5%
Percent of Original List Price Received*	95.7%	**95.7%**	0.0%	97.7%	**97.9%**	+ 0.2%
Percent of List Price Received*	98.5%	**98.5%**	0.0%	99.2%	**99.1%**	- 0.1%
Inventory of Homes for Sale	65	**50**	- 23.1%	--	--	--
Months Supply of Inventory	4.3	**2.8**	- 34.9%	--	--	--

* 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



Current as of October 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.