

Local Market Update for June 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92078 - San Marcos

North San Diego County

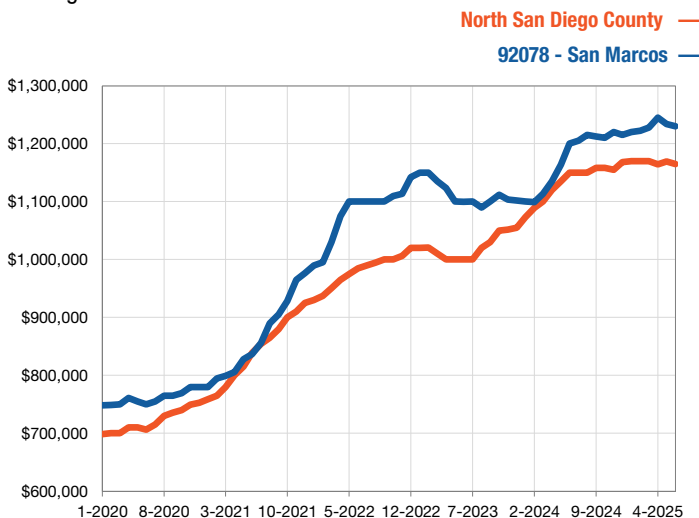
Detached Single-Family	June			Rolling 12 Months		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	38	49	+ 28.9%	371	431	+ 16.2%
Pending Sales	30	27	- 10.0%	269	299	+ 11.2%
Closed Sales	29	35	+ 20.7%	269	296	+ 10.0%
Days on Market Until Sale	19	25	+ 31.6%	19	25	+ 31.6%
Median Sales Price*	\$1,312,000	\$1,410,000	+ 7.5%	\$1,200,000	\$1,230,100	+ 2.5%
Average Sales Price*	\$1,537,155	\$1,421,646	- 7.5%	\$1,258,186	\$1,279,427	+ 1.7%
Percent of Original List Price Received*	98.2%	97.4%	- 0.8%	98.9%	98.0%	- 0.9%
Percent of List Price Received*	99.2%	98.3%	- 0.9%	99.6%	99.3%	- 0.3%
Inventory of Homes for Sale	60	76	+ 26.7%	--	--	--
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	June			Rolling 12 Months		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	27	24	- 11.1%	218	288	+ 32.1%
Pending Sales	18	19	+ 5.6%	174	201	+ 15.5%
Closed Sales	17	14	- 17.6%	169	199	+ 17.8%
Days on Market Until Sale	18	28	+ 55.6%	22	27	+ 22.7%
Median Sales Price*	\$707,000	\$699,000	- 1.1%	\$738,900	\$750,000	+ 1.5%
Average Sales Price*	\$672,765	\$731,779	+ 8.8%	\$715,904	\$747,817	+ 4.5%
Percent of Original List Price Received*	100.7%	96.6%	- 4.1%	99.3%	98.4%	- 0.9%
Percent of List Price Received*	100.8%	98.7%	- 2.1%	100.3%	99.5%	- 0.8%
Inventory of Homes for Sale	37	43	+ 16.2%	--	--	--
Months Supply of Inventory	2.6	2.6	0.0%	--	--	--

* 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

