

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92078 - San Marcos

North San Diego County

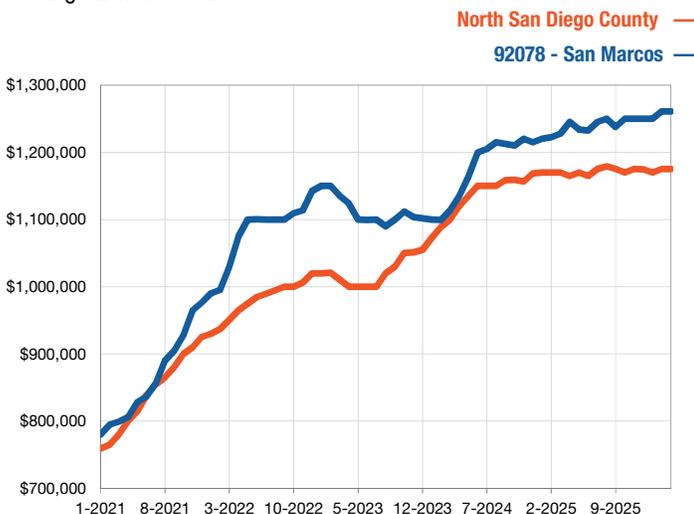
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	55	32	- 41.8%	420	437	+ 4.0%
Pending Sales	33	25	- 24.2%	295	317	+ 7.5%
Closed Sales	20	26	+ 30.0%	283	327	+ 15.5%
Days on Market Until Sale	30	22	- 26.7%	24	29	+ 20.8%
Median Sales Price*	\$1,480,000	\$1,316,000	- 11.1%	\$1,227,700	\$1,261,000	+ 2.7%
Average Sales Price*	\$1,595,350	\$1,361,935	- 14.6%	\$1,302,220	\$1,301,997	- 0.0%
Percent of Original List Price Received*	97.5%	98.2%	+ 0.7%	98.2%	97.4%	- 0.8%
Percent of List Price Received*	98.7%	99.0%	+ 0.3%	99.5%	98.9%	- 0.6%
Inventory of Homes for Sale	73	43	- 41.1%	--	--	--
Months Supply of Inventory	3.0	1.6	- 46.7%	--	--	--

* 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.

Attached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	32	17	- 46.9%	278	298	+ 7.2%
Pending Sales	21	14	- 33.3%	197	205	+ 4.1%
Closed Sales	15	19	+ 26.7%	189	211	+ 11.6%
Days on Market Until Sale	36	27	- 25.0%	28	31	+ 10.7%
Median Sales Price*	\$700,000	\$700,000	0.0%	\$755,000	\$725,000	- 4.0%
Average Sales Price*	\$669,433	\$702,332	+ 4.9%	\$732,891	\$722,588	- 1.4%
Percent of Original List Price Received*	99.0%	98.4%	- 0.6%	99.0%	97.6%	- 1.4%
Percent of List Price Received*	99.3%	99.0%	- 0.3%	99.9%	99.0%	- 0.9%
Inventory of Homes for Sale	54	36	- 33.3%	--	--	--
Months Supply of Inventory	3.3	2.1	- 36.4%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

