Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92069 - San Marcos

North San Diego County

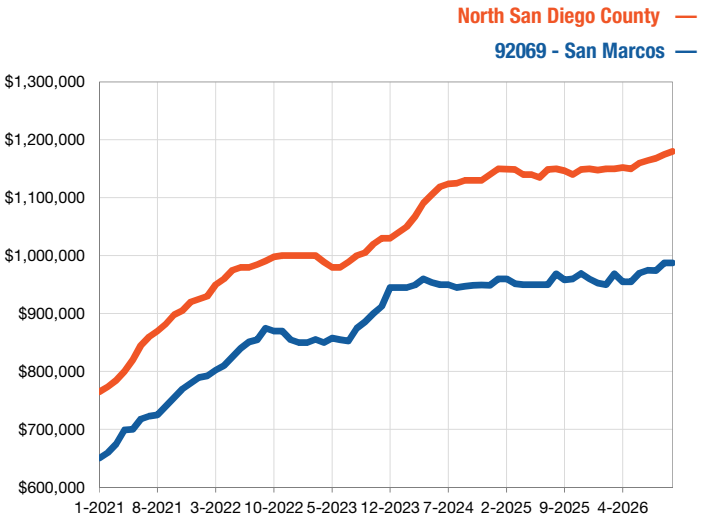
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	28	**18**	- 35.7%	355	**295**	- 16.9%
Pending Sales	15	**12**	- 20.0%	244	**200**	- 18.0%
Closed Sales	16	**10**	- 37.5%	246	**202**	- 17.9%
Days on Market Until Sale	38	**22**	- 42.1%	35	**34**	- 2.9%
Median Sales Price*	$944,750	**$912,500**	- 3.4%	$960,000	**$987,500**	+ 2.9%
Average Sales Price*	$944,844	**$914,680**	- 3.2%	$1,023,074	**$1,059,033**	+ 3.5%
Percent of Original List Price Received*	98.2%	**97.2%**	- 1.0%	97.3%	**97.9%**	+ 0.6%
Percent of List Price Received*	99.1%	**98.5%**	- 0.6%	99.2%	**99.5%**	+ 0.3%
Inventory of Homes for Sale	73	**47**	- 35.6%	--	--	--
Months Supply of Inventory	3.6	**2.8**	- 22.2%	--	--	--

* 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.

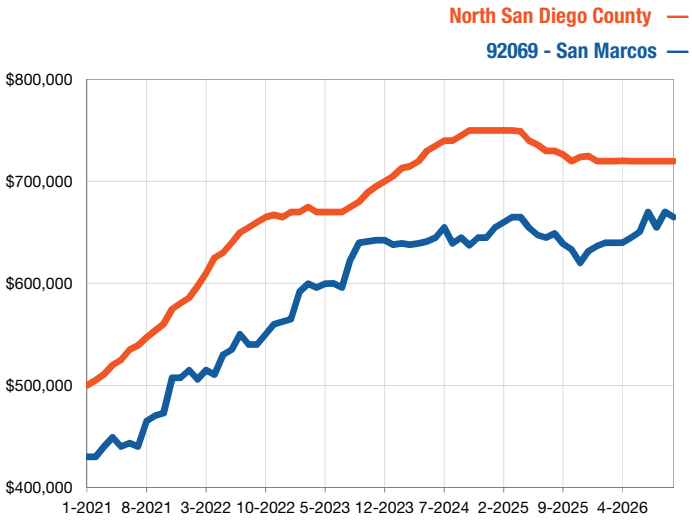
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	8	**10**	+ 25.0%	112	**139**	+ 24.1%
Pending Sales	11	**11**	0.0%	68	**85**	+ 25.0%
Closed Sales	6	**9**	+ 50.0%	63	**84**	+ 33.3%
Days on Market Until Sale	51	**33**	- 35.3%	45	**41**	- 8.9%
Median Sales Price*	$625,000	**$586,900**	- 6.1%	$633,400	**$665,000**	+ 5.0%
Average Sales Price*	$607,333	**$549,678**	- 9.5%	$601,699	**$626,111**	+ 4.1%
Percent of Original List Price Received*	96.2%	**94.7%**	- 1.6%	96.2%	**97.4%**	+ 1.2%
Percent of List Price Received*	99.9%	**99.5%**	- 0.4%	98.6%	**99.2%**	+ 0.6%
Inventory of Homes for Sale	23	**24**	+ 4.3%	--	--	--
Months Supply of Inventory	4.1	**3.4**	- 17.1%	--	--	--

* 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 November 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.