Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92078 - San Marcos

North San Diego County

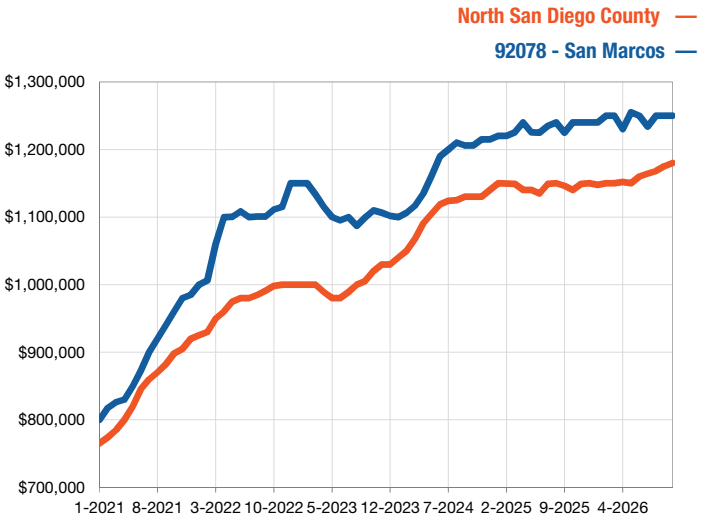
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	33	**26**	- 21.2%	474	**398**	- 16.0%
Pending Sales	29	**18**	- 37.9%	317	**297**	- 6.3%
Closed Sales	21	**10**	- 52.4%	308	**306**	- 0.6%
Days on Market Until Sale	34	**17**	- 50.0%	25	**30**	+ 20.0%
Median Sales Price*	$1,425,000	**$1,308,500**	- 8.2%	$1,240,000	**$1,250,000**	+ 0.8%
Average Sales Price*	$1,441,424	**$1,421,900**	- 1.4%	$1,319,433	**$1,292,234**	- 2.1%
Percent of Original List Price Received*	95.8%	**98.1%**	+ 2.4%	97.8%	**97.6%**	- 0.2%
Percent of List Price Received*	97.5%	**98.8%**	+ 1.3%	99.1%	**99.0%**	- 0.1%
Inventory of Homes for Sale	81	**55**	- 32.1%	--	--	--
Months Supply of Inventory	3.1	**2.2**	- 29.0%	--	--	--

* 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.

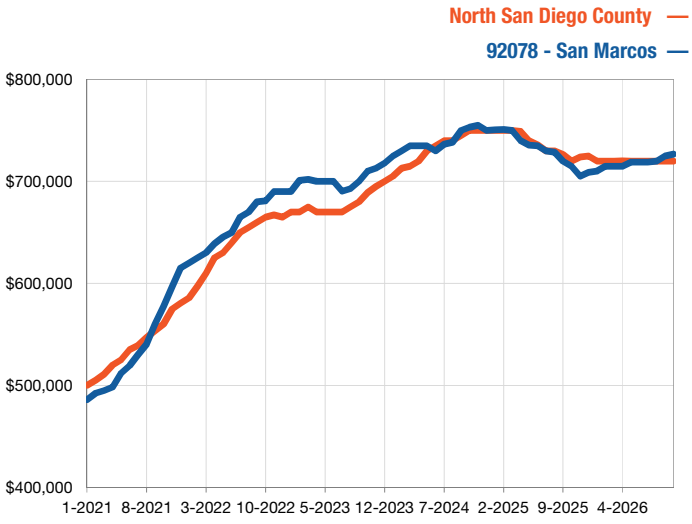
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	25	**23**	- 8.0%	274	**312**	+ 13.9%
Pending Sales	19	**15**	- 21.1%	185	**210**	+ 13.5%
Closed Sales	17	**18**	+ 5.9%	184	**210**	+ 14.1%
Days on Market Until Sale	31	**31**	0.0%	32	**34**	+ 6.3%
Median Sales Price*	$741,900	**$748,500**	+ 0.9%	$715,000	**$726,750**	+ 1.6%
Average Sales Price*	$662,129	**$804,793**	+ 21.5%	$674,961	**$722,177**	+ 7.0%
Percent of Original List Price Received*	96.9%	**98.2%**	+ 1.3%	97.6%	**98.0%**	+ 0.4%
Percent of List Price Received*	97.9%	**99.3%**	+ 1.4%	99.0%	**99.2%**	+ 0.2%
Inventory of Homes for Sale	56	**47**	- 16.1%	--	--	--
Months Supply of Inventory	3.6	**2.7**	- 25.0%	--	--	--

* 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



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