

San Marcos: How List-to-Sale Ratios Shifted in August

San Marcos · 2026-10-03

Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

August 2026

MEDIAN SALE PRICE

\$328,119

-5.7% vs. last year

n=55

MEDIAN DAYS ON MARKET

61

-19.7% vs. last year

n=55

SOLD VS. ORIGINAL LIST

92.8%

n=55

HOMES FOR SALE TODAY

421

months of inventory: 6.31

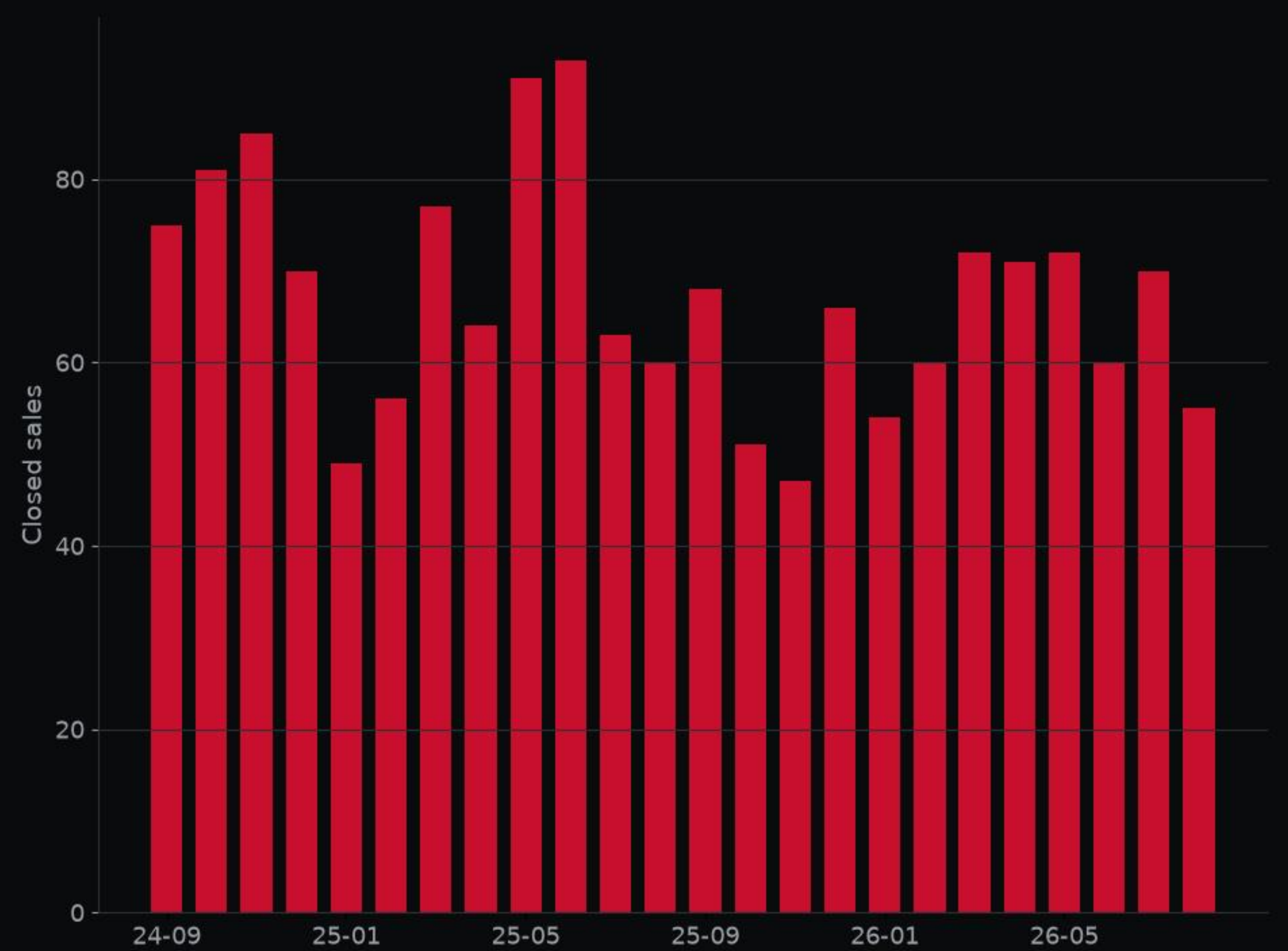
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Thinking of selling in San Marcos? Ask for a free ALEX Intelligence valuation of your home.

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Data from Unlock MLS. Deemed reliable, not guaranteed.