

San Marcos: Months of Inventory Signal a Balanced Market

San Marcos · 2026-10-04

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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

419

months of inventory: 6.28

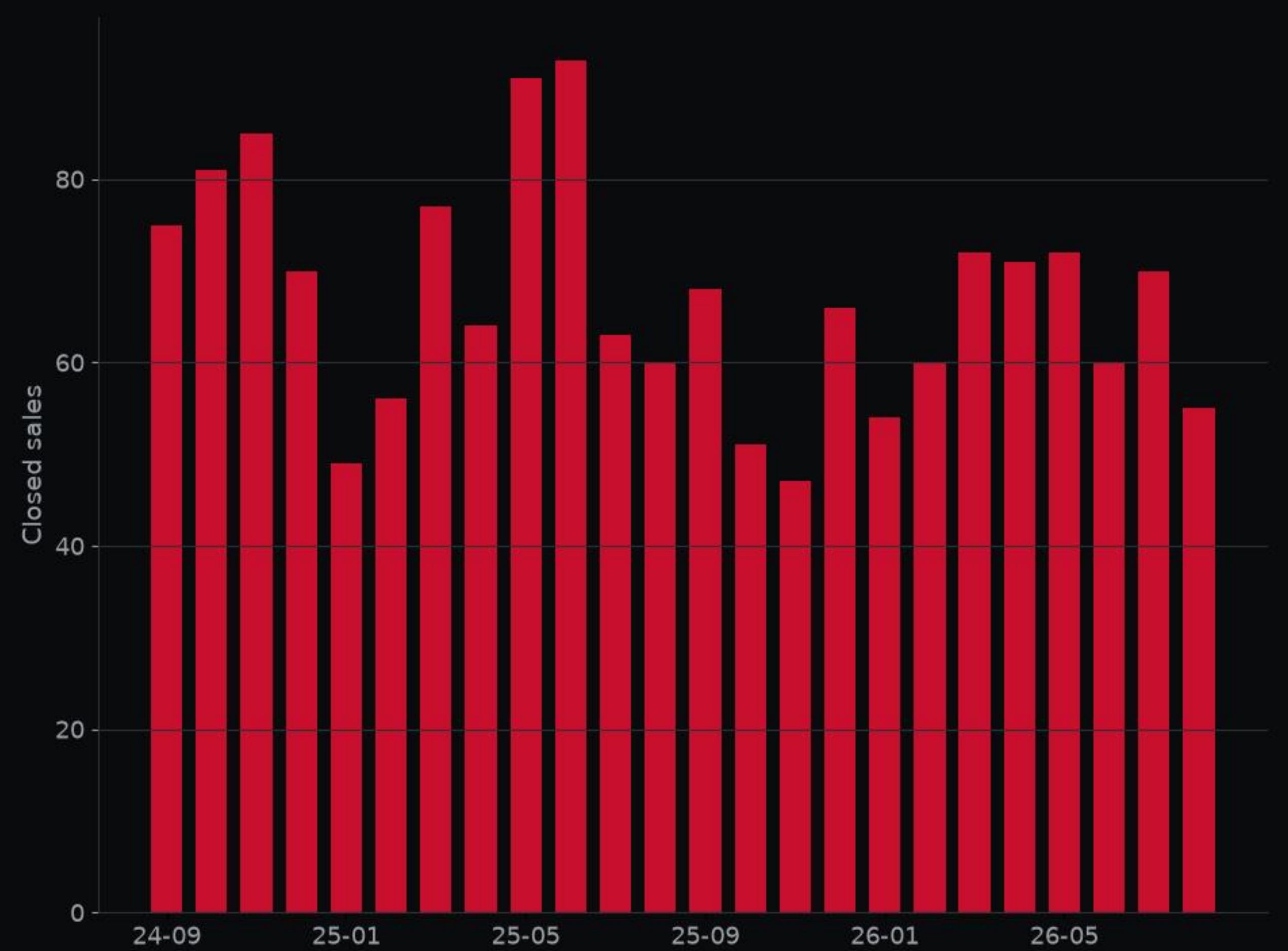
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



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