

# San Marcos New Listings vs. Closings: The Supply Gap

---

San Marcos · 2026-10-05

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

418

months of inventory: 6.27

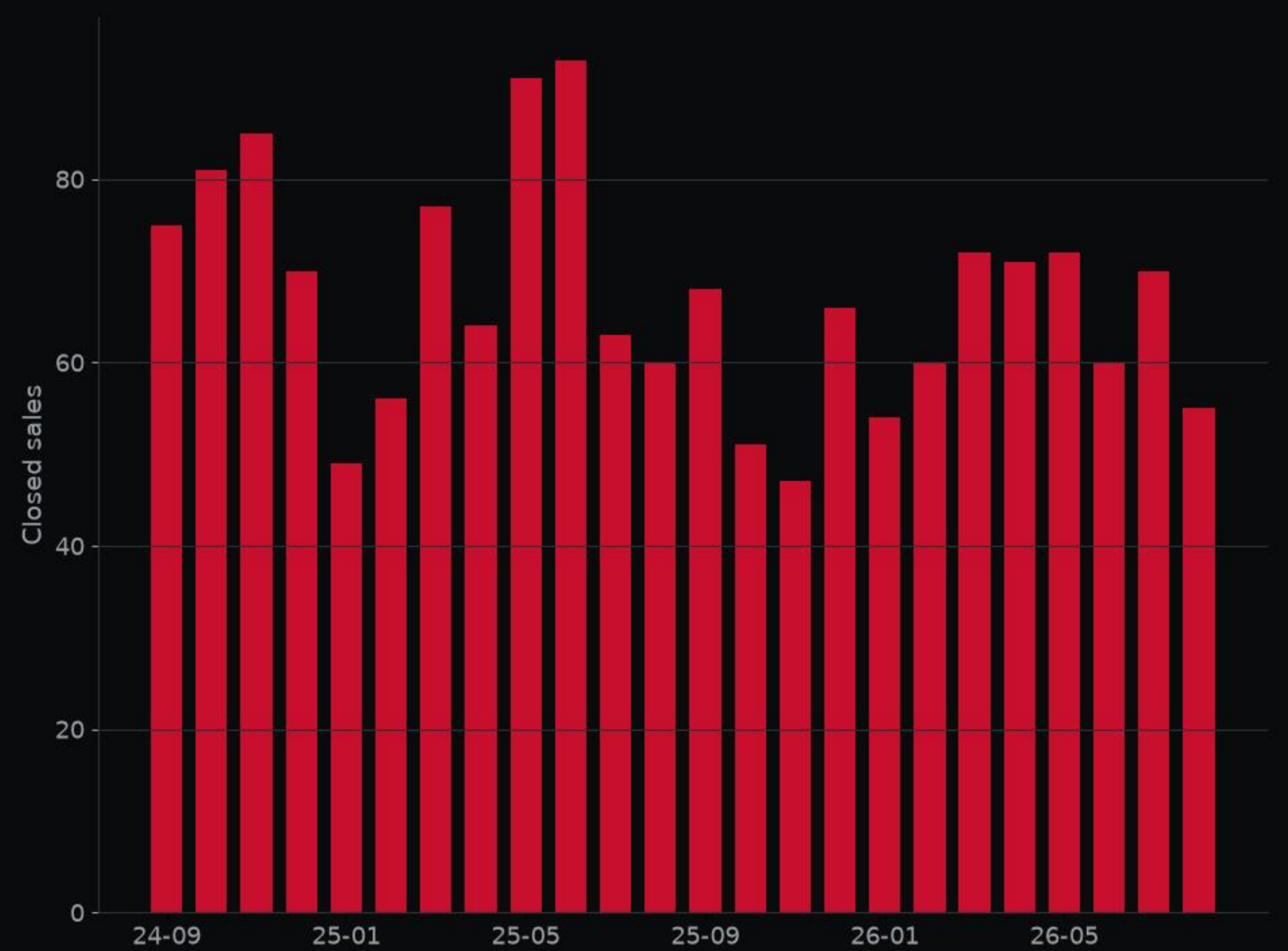
# Median Sale Price by Month

Closed sales, last 24 months · actuals only



# Homes Sold by Month

Closed sales, last 24 months



# Deal of the Week

131 Spiny Lizard LN · MLS #2939836

# \$215,000

3 bed · 2.5 bath · 1,534 sq ft

listed 25% below the ALEX valuation; 23% under the local price per sq ft; price reduced 28% from original.

ALEX valuation: \$288,000 (range \$267,000–\$305,000)

ALEX Intelligence estimate, not an appraisal.

Listed by nan

[View on alex.realestate](#)

Want a private showing? Call or text George · 713.918.9951

**Want a closer look? Reply or call George at 713.918.9951 and we'll set up a showing.**

[alex-companies.com/market-data](https://alex-companies.com/market-data)

**George Arnold Alexander III, MPA**

Associate Broker · Texas License #574878-B

george@alex.realestate · 713.918.9951

ALEX Real Estate

Alexander Tiffany Southwest, LLC dba ALEX.realestate

Texas Broker License #565194-BB

Data from Unlock MLS. Deemed reliable, not guaranteed.