

San Marcos Entry-Level Homes: Can You Afford One in October?

San Marcos · 2026-10-17

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Key numbers

September 2026

MEDIAN SALE PRICE

\$342,500

+2.4% vs. last year

n=50

MEDIAN DAYS ON MARKET

74

+2.8% vs. last year

n=50

SOLD VS. ORIGINAL LIST

90.6%

n=50

HOMES FOR SALE TODAY

407

months of inventory: 6.17

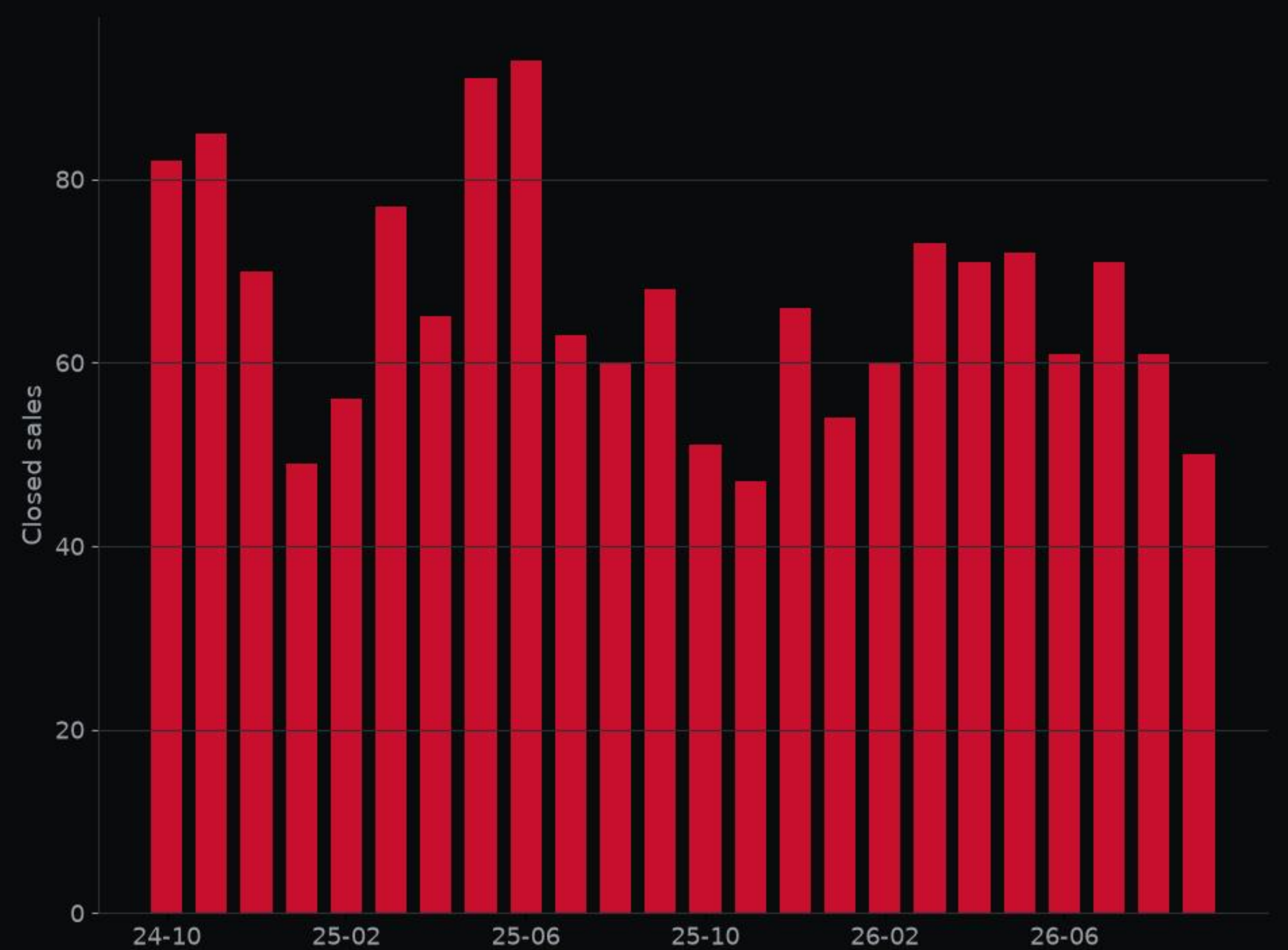
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





340 Navidad River DR · MLS #4925570

Front exterior · Listed by Keller Williams City-View



340 Navidad River DR · MLS #4925570

Kitchen · Listed by Keller Williams City-View



340 Navidad River DR · MLS #4925570

Living room · Listed by Keller Williams City-View



340 Navidad River DR · MLS #4925570

Bedroom · Listed by Keller Williams City-View



340 Navidad River DR · MLS #4925570

Backyard · Listed by Keller Williams City-View

Deal of the Week

340 Navidad River DR · MLS #4925570

\$172,999

3 bed · 2 bath · 1,380 sq ft

listed 12% below the ALEX valuation; price reduced 14% from original.

ALEX valuation: \$196,000 (range \$190,000–\$215,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Keller Williams City-View

[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

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ALEX Real Estate

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Data from Unlock MLS. Deemed reliable, not guaranteed.