# Price Reductions in San Marcos

San Marcos · 2026-11-03

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# Key numbers

October 2026

**MEDIAN SALE PRICE**

**$279,990**

**-20.7% vs. last year**

n=45

**MEDIAN DAYS ON MARKET**

**87**

**+6.1% vs. last year**

n=45

**SOLD VS. ORIGINAL LIST**

**90.5%**

n=45

**HOMES FOR SALE TODAY**

**393**

months of inventory: 6.51

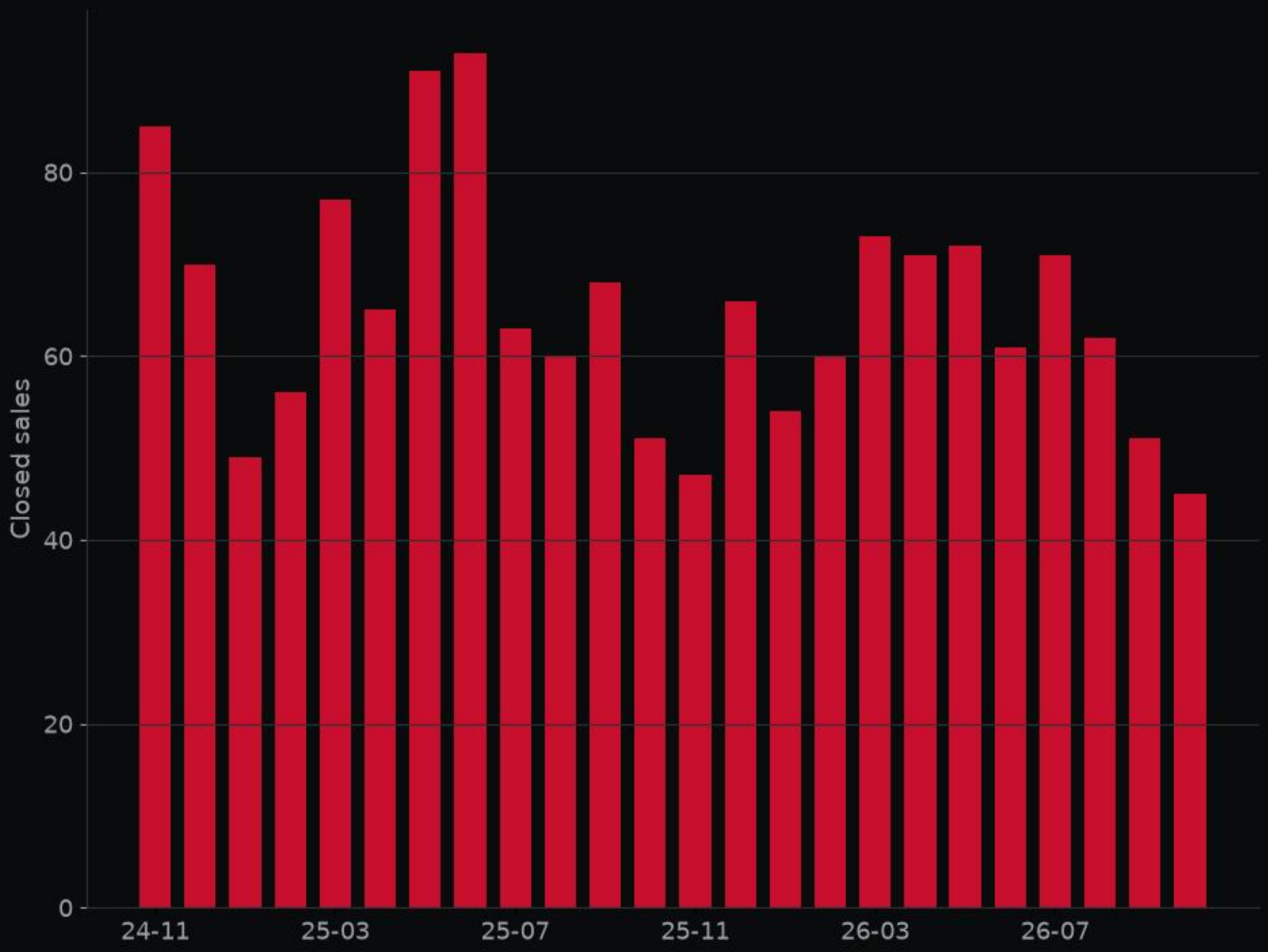
# Median Sale Price by Month

Closed sales, last 24 months · actuals only



# Homes Sold by Month

Closed sales, last 24 months





# 102 Chaparral ST · MLS #6511599

Kitchen · Listed by Real Broker, LLC



# 102 Chaparral ST · MLS #6511599

Living room · Listed by Real Broker, LLC



# 102 Chaparral ST · MLS #6511599

Bedroom · Listed by Real Broker, LLC



# 102 Chaparral ST · MLS #6511599

Backyard · Listed by Real Broker, LLC



# 102 Chaparral ST · MLS #6511599

Dining room · Listed by Real Broker, LLC

# Deal of the Week

102 Chaparral ST · MLS #6511599

# $199,000

3 bed · 2 bath · 1,589 sq ft

listed 28% below the ALEX valuation; 30% under the local price per sq ft; price reduced 33% from original.

ALEX valuation: $275,000 (range $254,000–$334,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Real Broker, LLC

**View on alex.realestate**

Want a private showing? Call or text George · 713.918.9951

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# 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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