San Marcos Entry-Level Homes: Affordability Check

San Marcos · 2026-11-11

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Key numbers

October 2026

MEDIAN SALE PRICE

$267,354

-24.6% vs. last year

n=48

MEDIAN DAYS ON MARKET

90

+4.7% vs. last year

n=48

SOLD VS. ORIGINAL LIST

90.4%

n=48

HOMES FOR SALE TODAY

373

months of inventory: 6.17

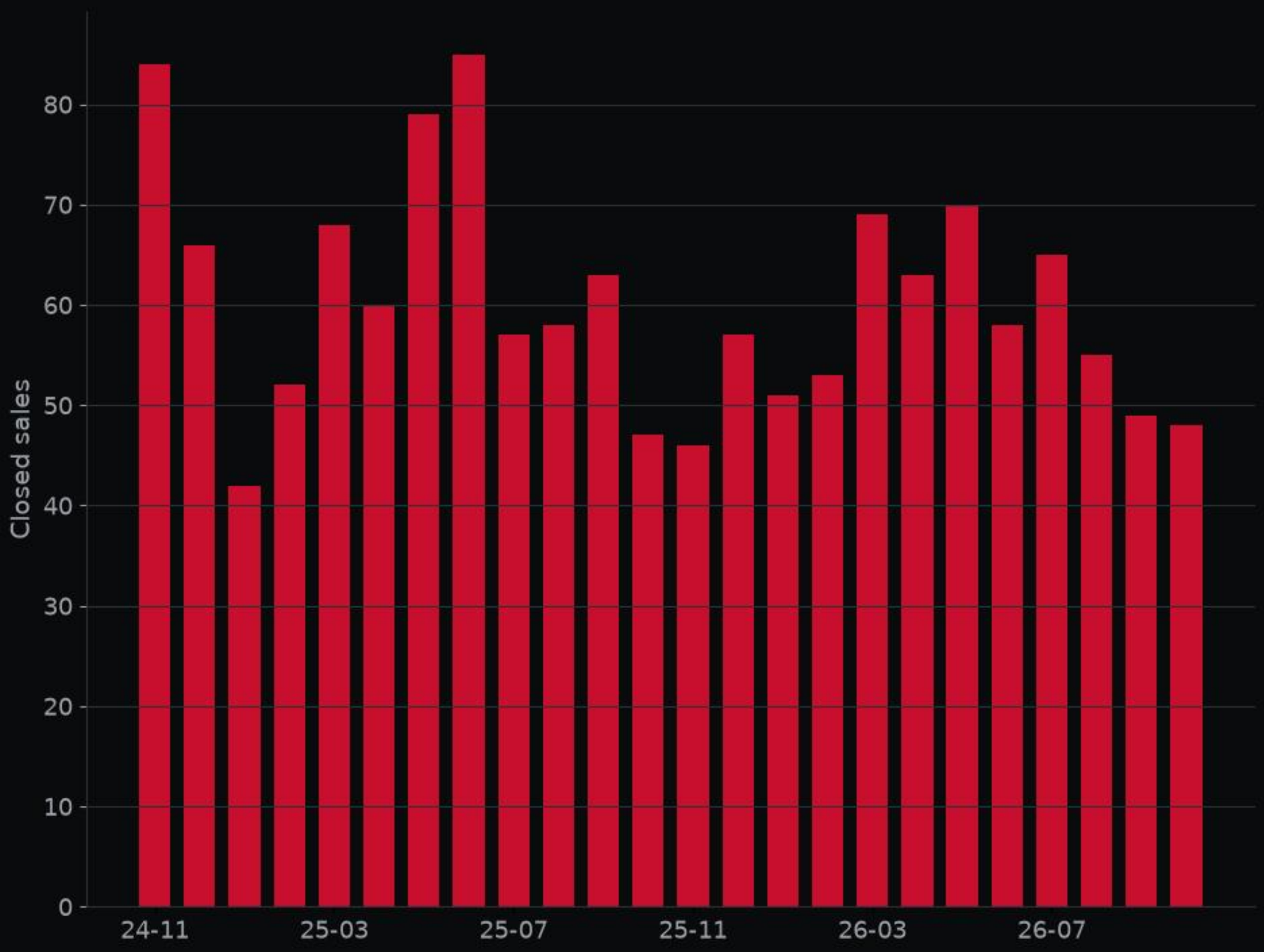
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





333 Trinity River HOLW · MLS #3788461

Front exterior · Listed by Keller Williams City-View



333 Trinity River HOLW · MLS #3788461

Kitchen · Listed by Keller Williams City-View



333 Trinity River HOLW · MLS #3788461

Living room · Listed by Keller Williams City-View



333 Trinity River HOLW · MLS #3788461

Bedroom · Listed by Keller Williams City-View



333 Trinity River HOLW · MLS #3788461

Backyard · Listed by Keller Williams City-View

Deal of the Week

333 Trinity River HOLW · MLS #3788461

$171,999

3 bed · 2 bath · 1,380 sq ft

listed 13% below the ALEX valuation; 3% under the local price per sq ft; price reduced 14% from original.

ALEX valuation: $199,000 (range $194,000–$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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