San Marcos: Where Prices Were Cut Most This Week

San Marcos · 2026-11-19

Photo: Larry D. Moore · CC BY 4.0 · Wikimedia Commons · darkened, cropped, text added

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

360

months of inventory: 5.93

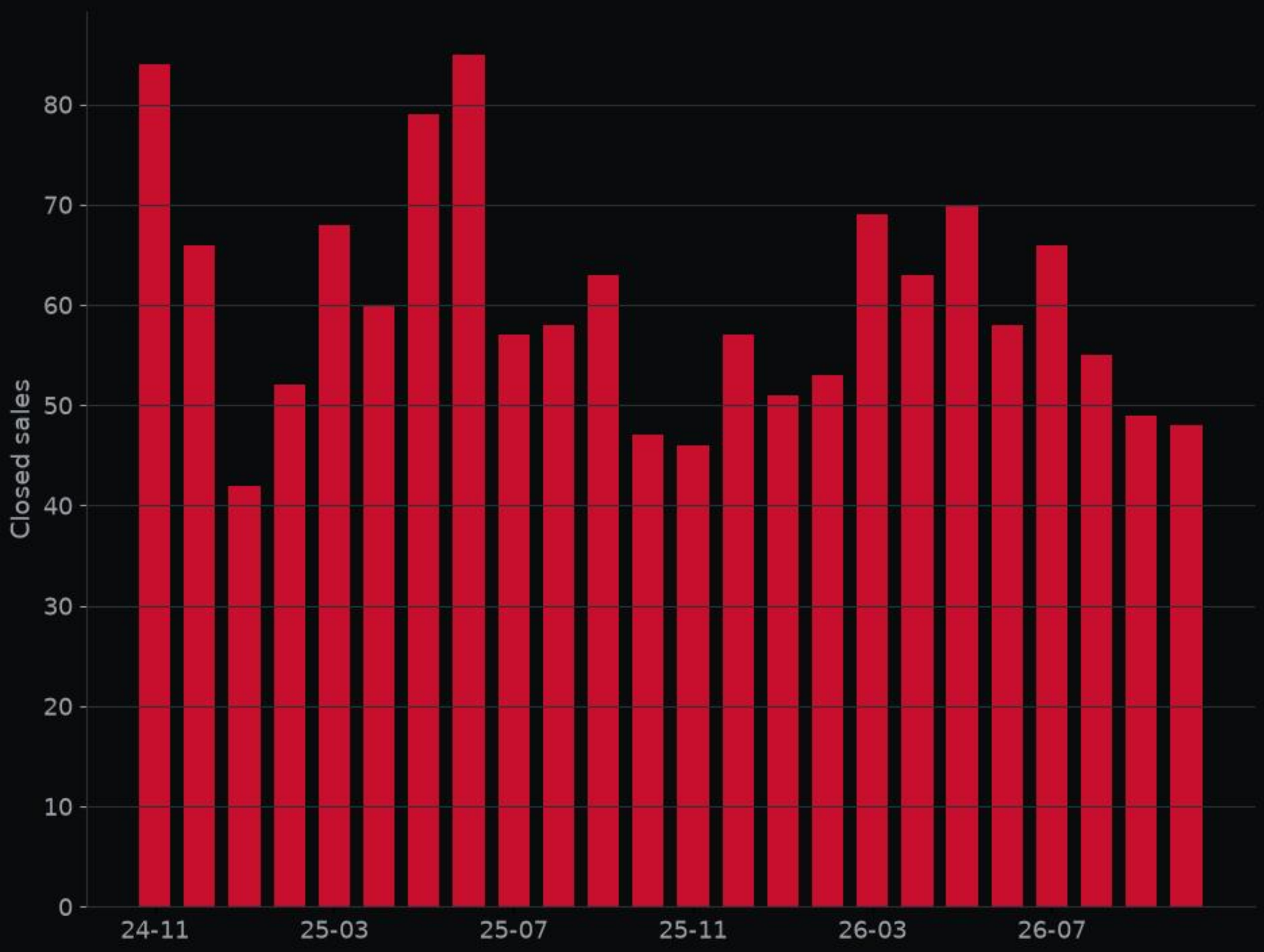
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





105 Casita CV · MLS #2524707

Kitchen · Listed by Clark Real Estate Agency



105 Casita CV · MLS #2524707

Living room · Listed by Clark Real Estate Agency



105 Casita CV · MLS #2524707

Bedroom · Listed by Clark Real Estate Agency



105 Casita CV · MLS #2524707

Backyard · Listed by Clark Real Estate Agency



105 Casita CV · MLS #2524707

Bathroom · Listed by Clark Real Estate Agency

Deal of the Week

105 Casita CV · MLS #2524707

$229,000

3 bed · 2 bath · 1,373 sq ft

listed 4% below the ALEX valuation; 6% under the local price per sq ft; price reduced 8% from original.

ALEX valuation: $239,000 (range $213,000–$255,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Clark Real Estate Agency

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

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.