San Marcos School Zones Ranked by Sales Activity

San Marcos · 2026-11-23

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

364

months of inventory: 6.0

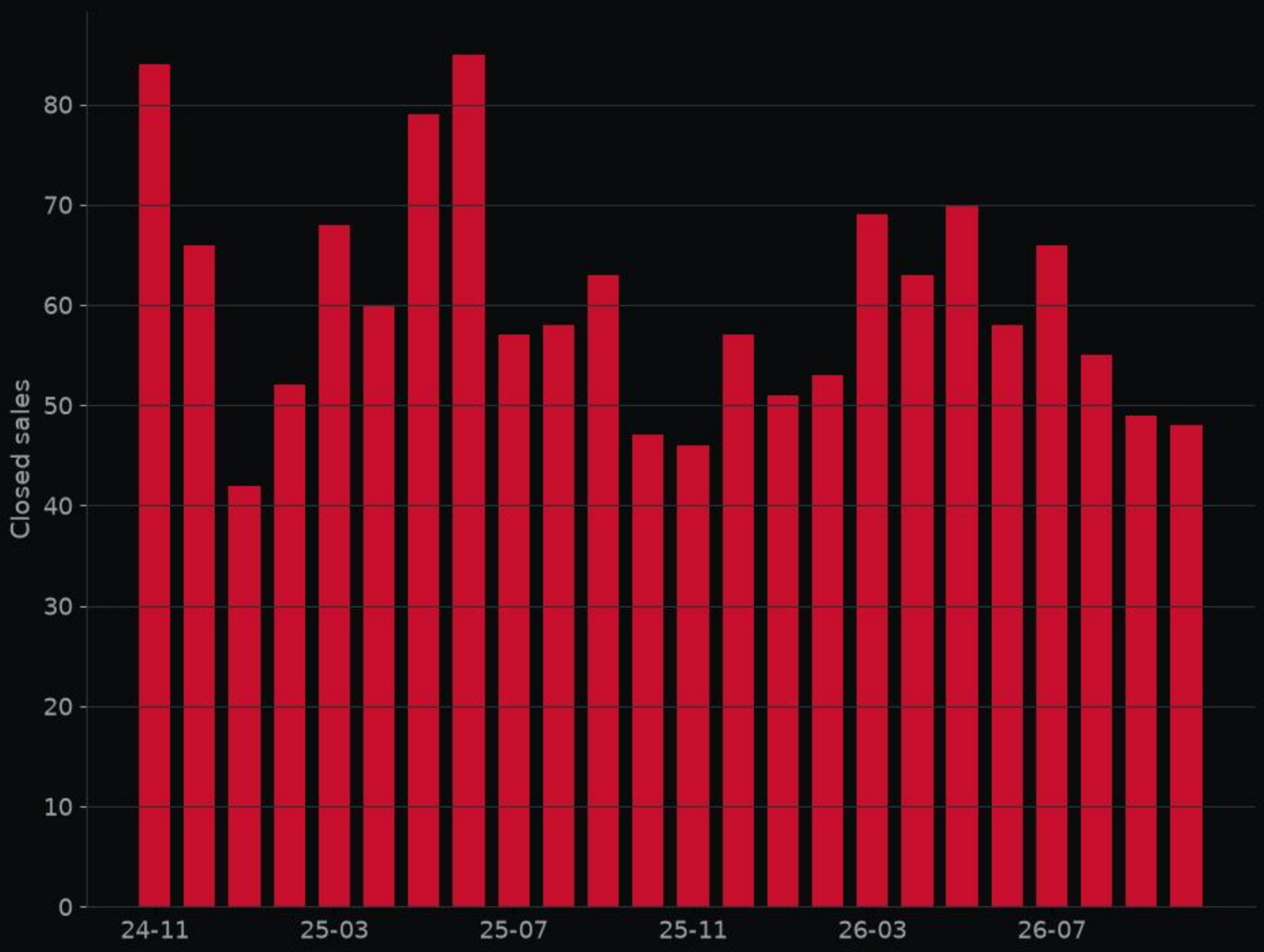
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Sales Activity by School Zone

October 2026 · activity only, not school quality

ELEMENTARY ZONE	SALES	MEDIAN
Hernandez	18	$437,200
Dezavala	10	$224,190
Crockett	6	$252,600
Bowie	5	$235,000



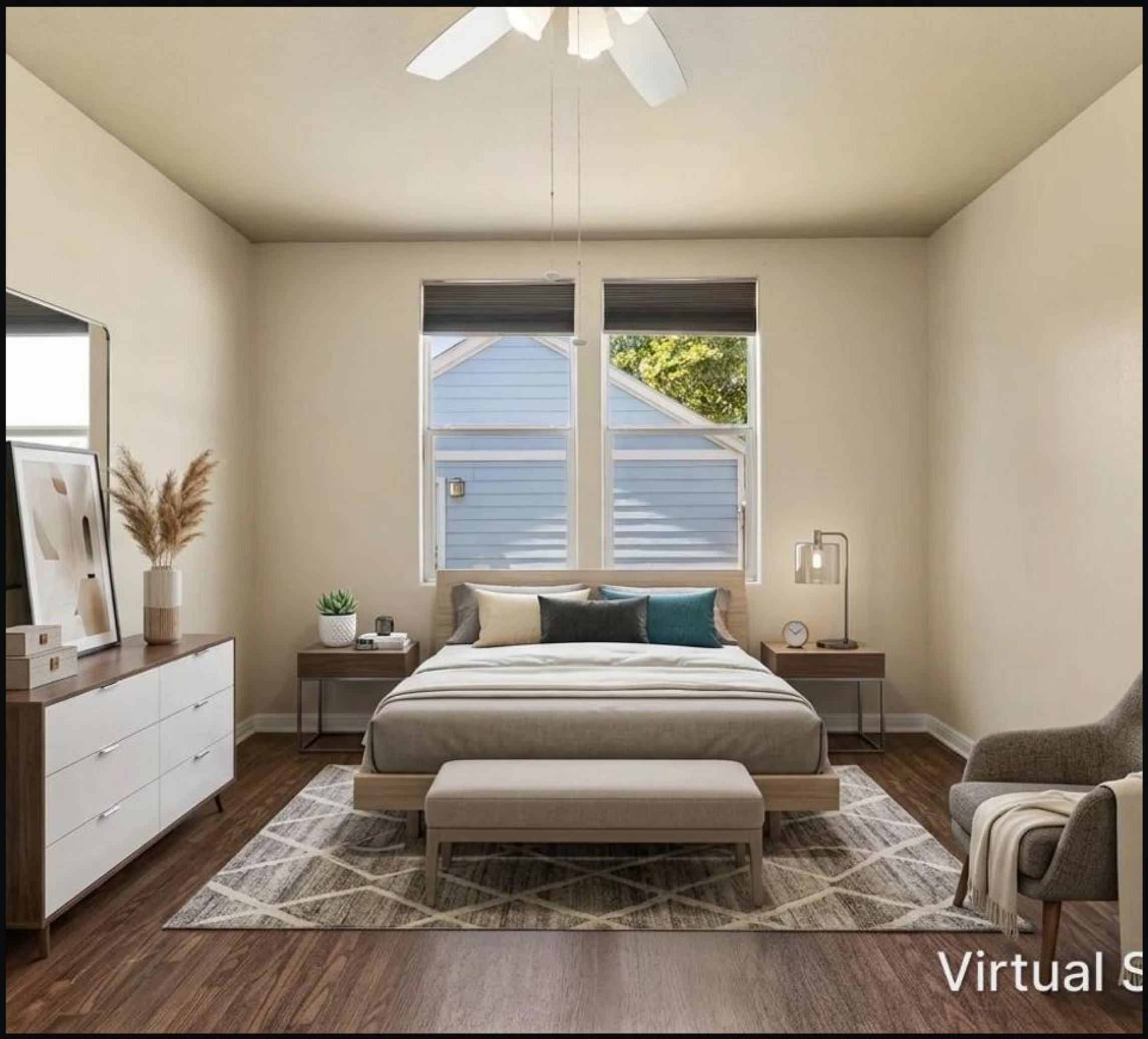
249 Trestle Tree · MLS #4994634

Kitchen · Listed by Central Metro Realty



249 Trestle Tree · MLS #4994634

Living room · Listed by Central Metro Realty



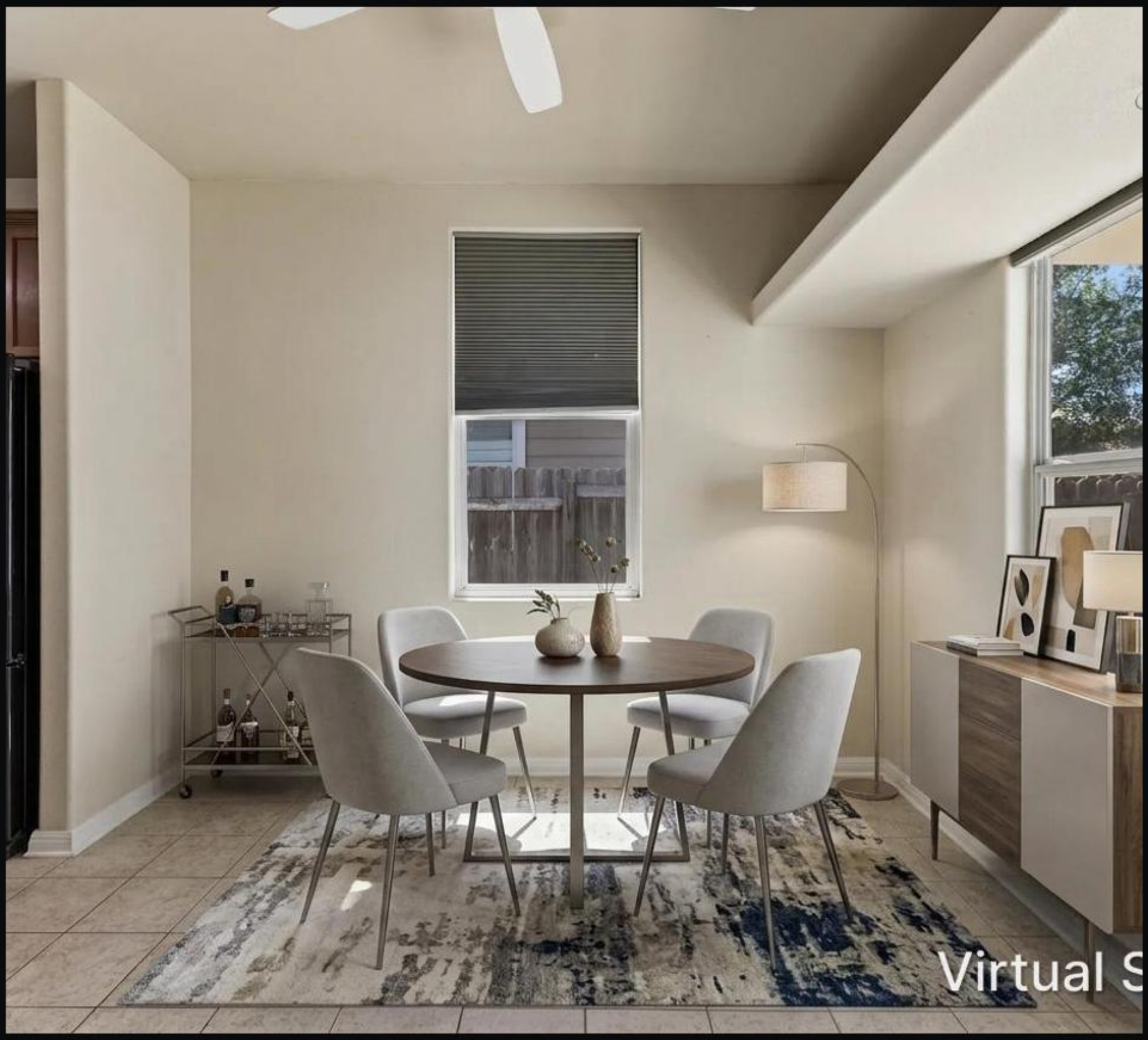
249 Trestle Tree · MLS #4994634

Bedroom · Listed by Central Metro Realty



249 Trestle Tree · MLS #4994634

Backyard · Listed by Central Metro Realty



249 Trestle Tree · MLS #4994634

Dining room · Listed by Central Metro Realty

Deal of the Week

249 Trestle Tree · MLS #4994634

$220,000

3 bed · 2 bath · 1,380 sq ft

listed 9% below the ALEX valuation; 11% under the local price per sq ft; price reduced 12% from original.

ALEX valuation: $242,000 (range $224,000–$257,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Central Metro Realty

View on alex.realestate

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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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