San Marcos Market Heat Score: Cooling in October

San Marcos · 2026-11-25

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

Key numbers

October 2026

MEDIAN SALE PRICE

$269,990

-23.9% vs. last year

n=49

MEDIAN DAYS ON MARKET

92

+7.0% vs. last year

n=49

SOLD VS. ORIGINAL LIST

90.5%

n=49

HOMES FOR SALE TODAY

363

months of inventory: 5.97

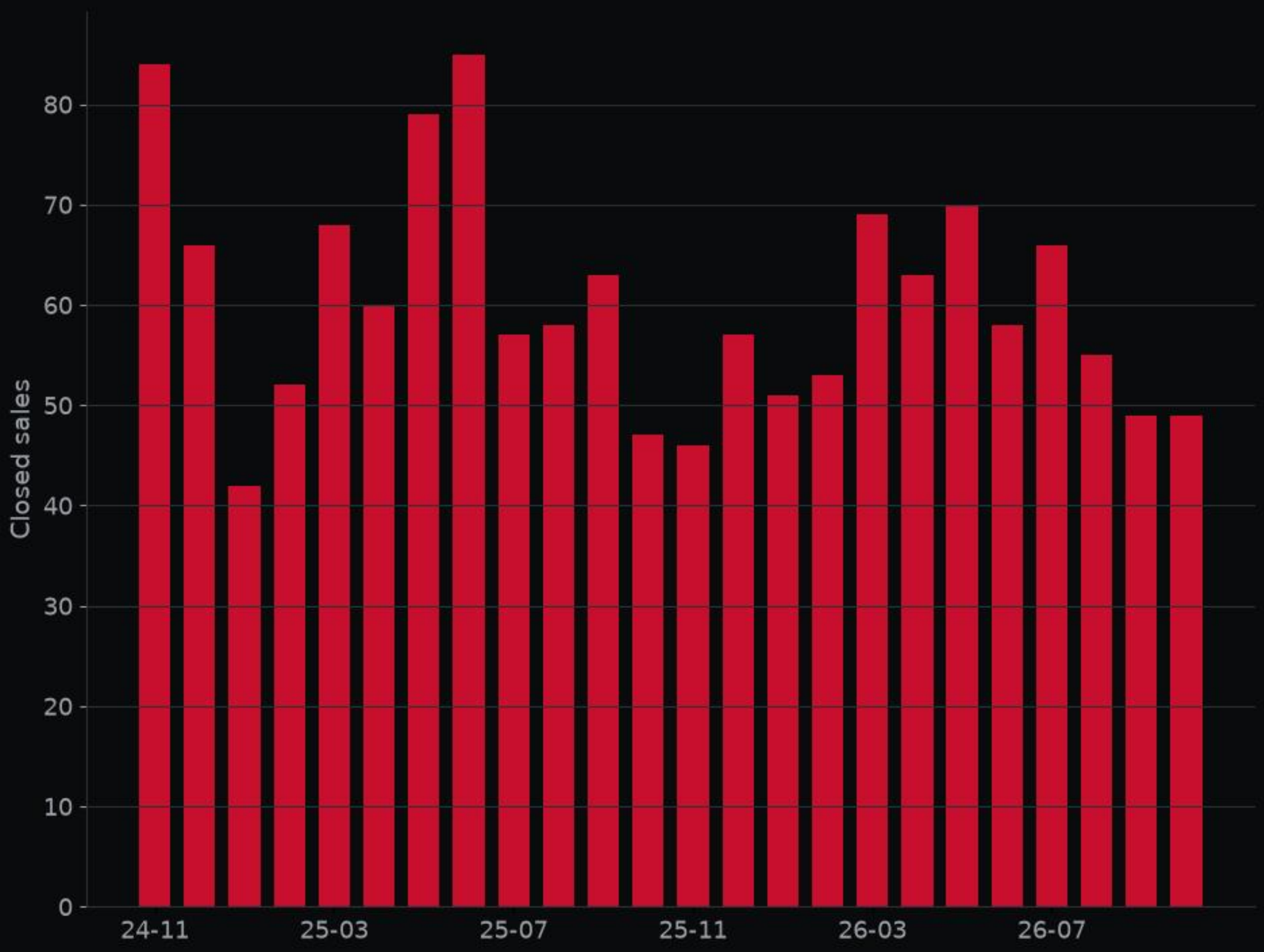
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





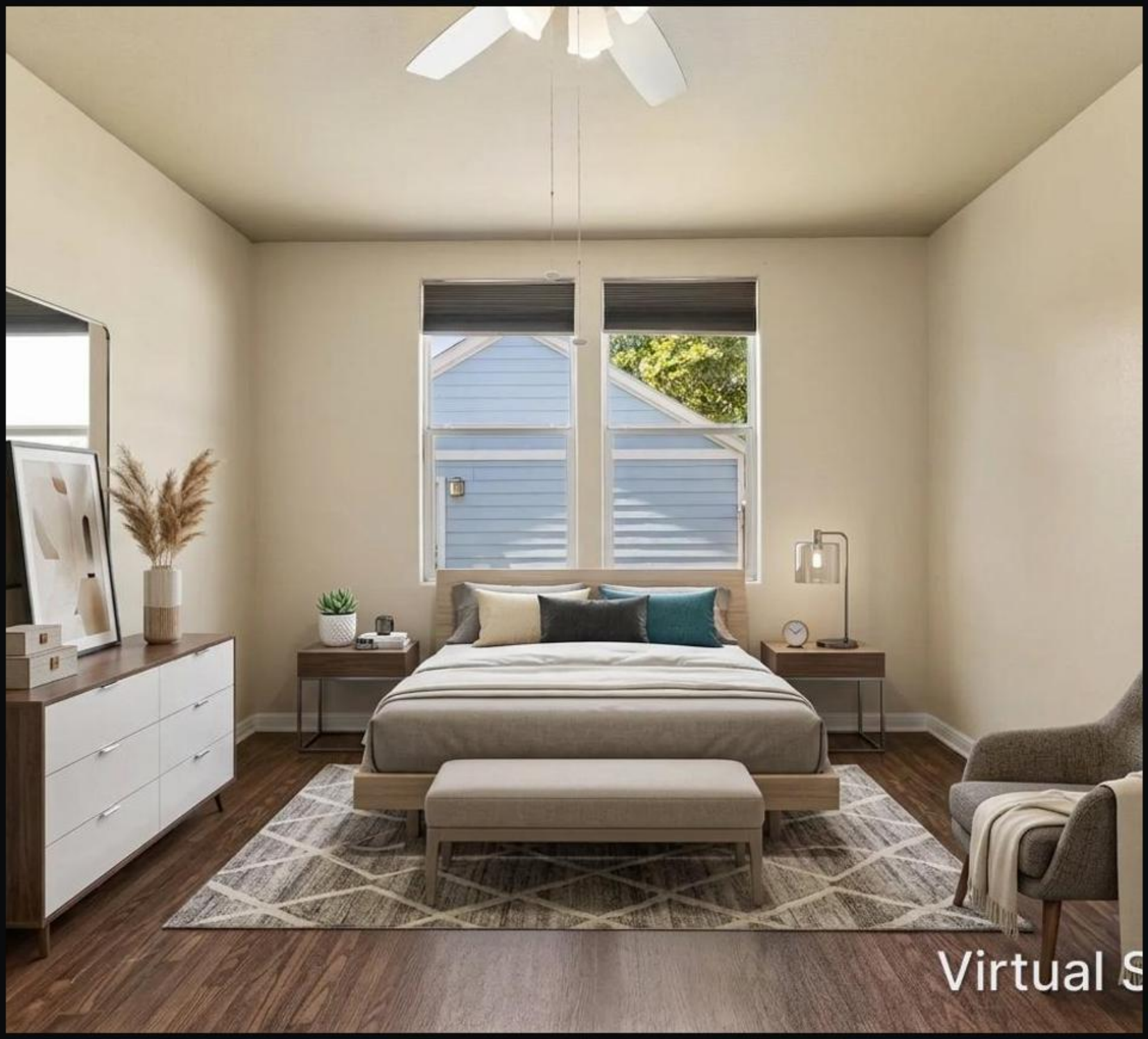
249 Trestle Tree · MLS #4994634

Kitchen · Listed by Central Metro Realty



249 Trestle Tree · MLS #4994634

Living room · Listed by Central Metro Realty



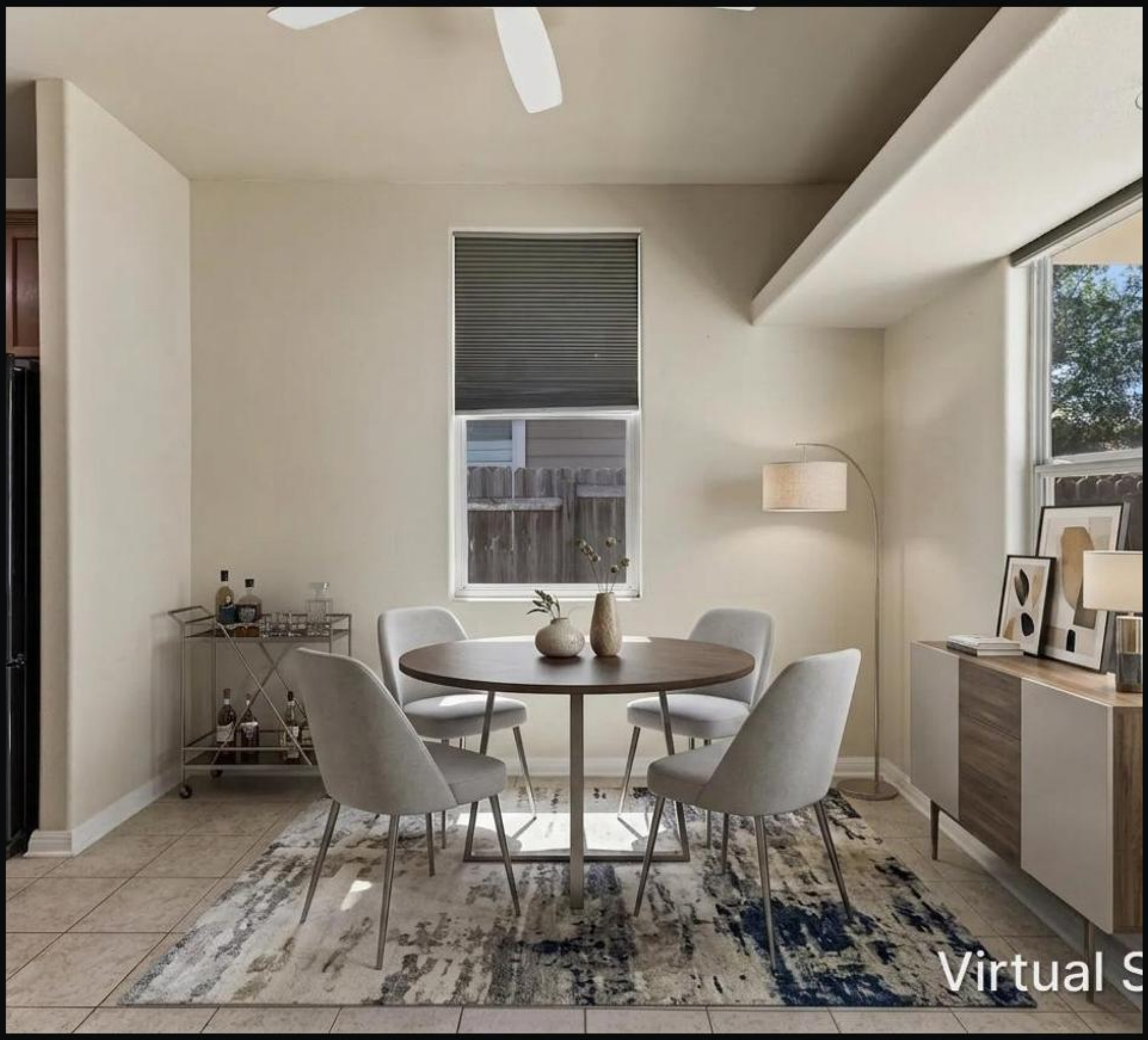
249 Trestle Tree · MLS #4994634

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

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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