San Marcos Market Heat Score: Cooling in October

San Marcos 78666 · 2026-11-10



Illustration generated by ALEX Intelligence · not a photo of a listing

Key numbers

October 2026

MEDIAN SALE PRICE

$262,034

-22.0% vs. last year

n=48

MEDIAN DAYS ON MARKET

84

+2.4% vs. last year

n=48

SOLD VS. ORIGINAL LIST

90.6%

n=48

HOMES FOR SALE TODAY

379

months of inventory: 5.83

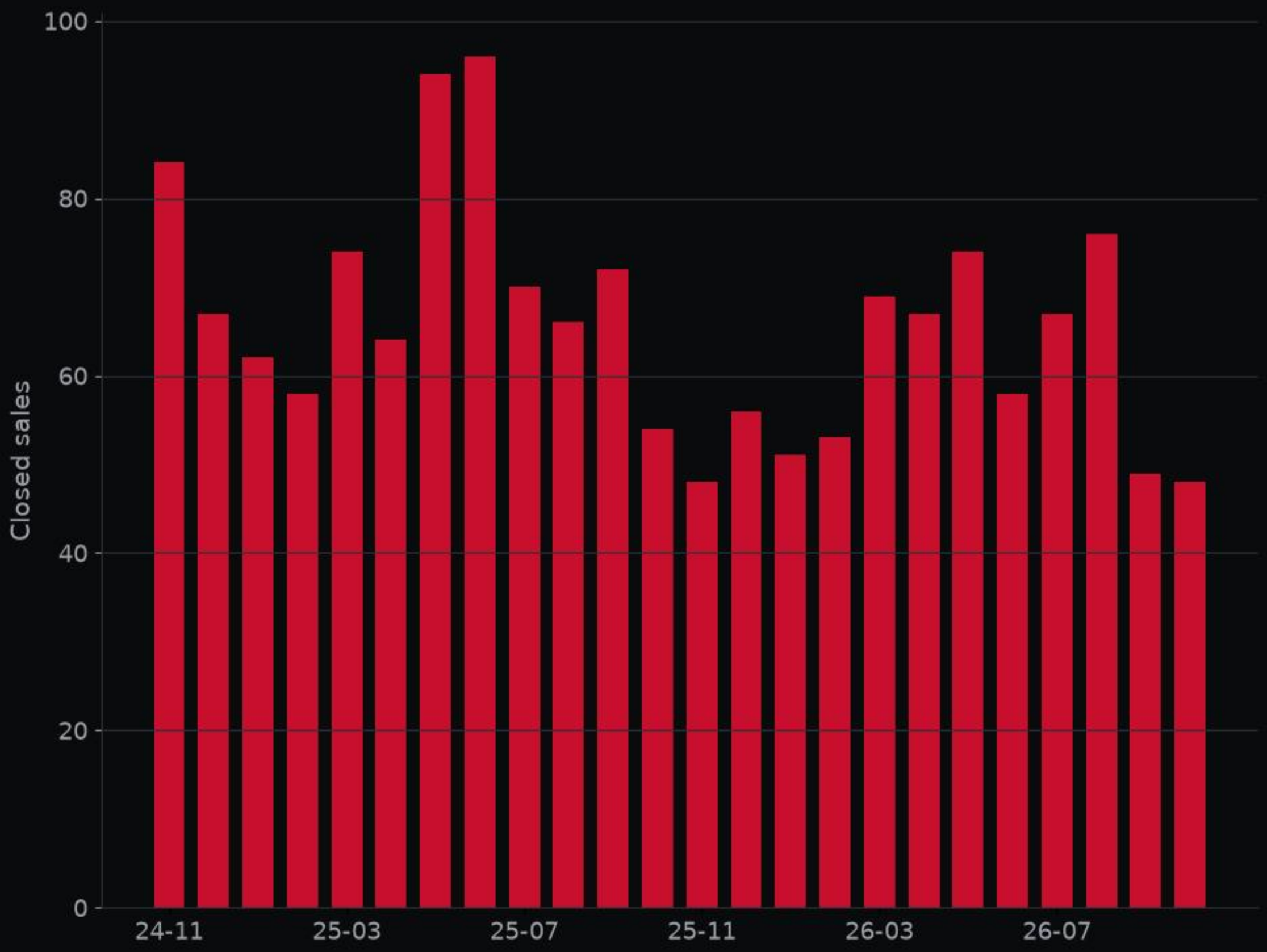
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months





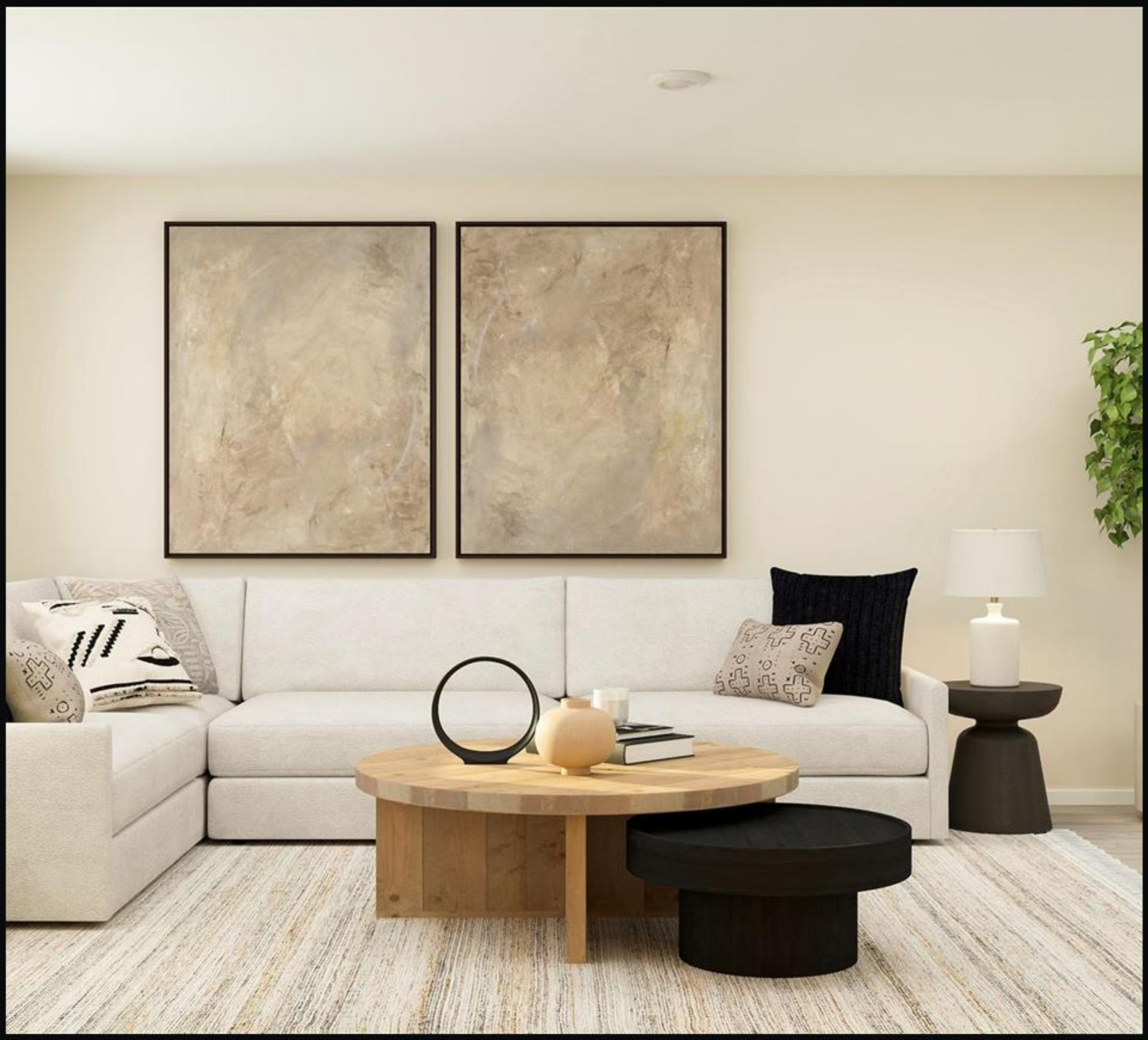
345 Trinity River HOLW · MLS #6851093

Front exterior · Listed by Keller Williams City-View



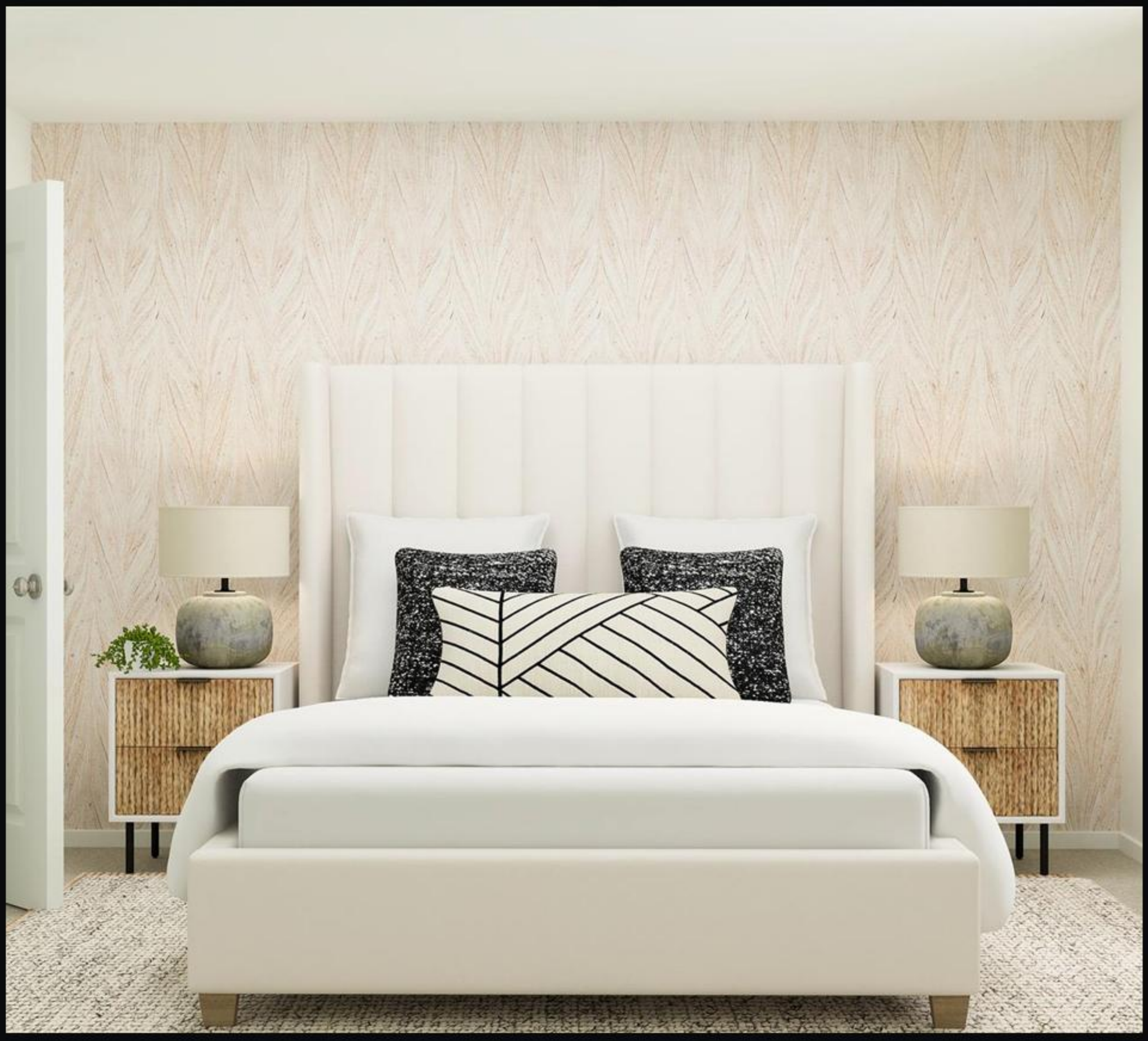
345 Trinity River HOLW · MLS #6851093

Kitchen · Listed by Keller Williams City-View



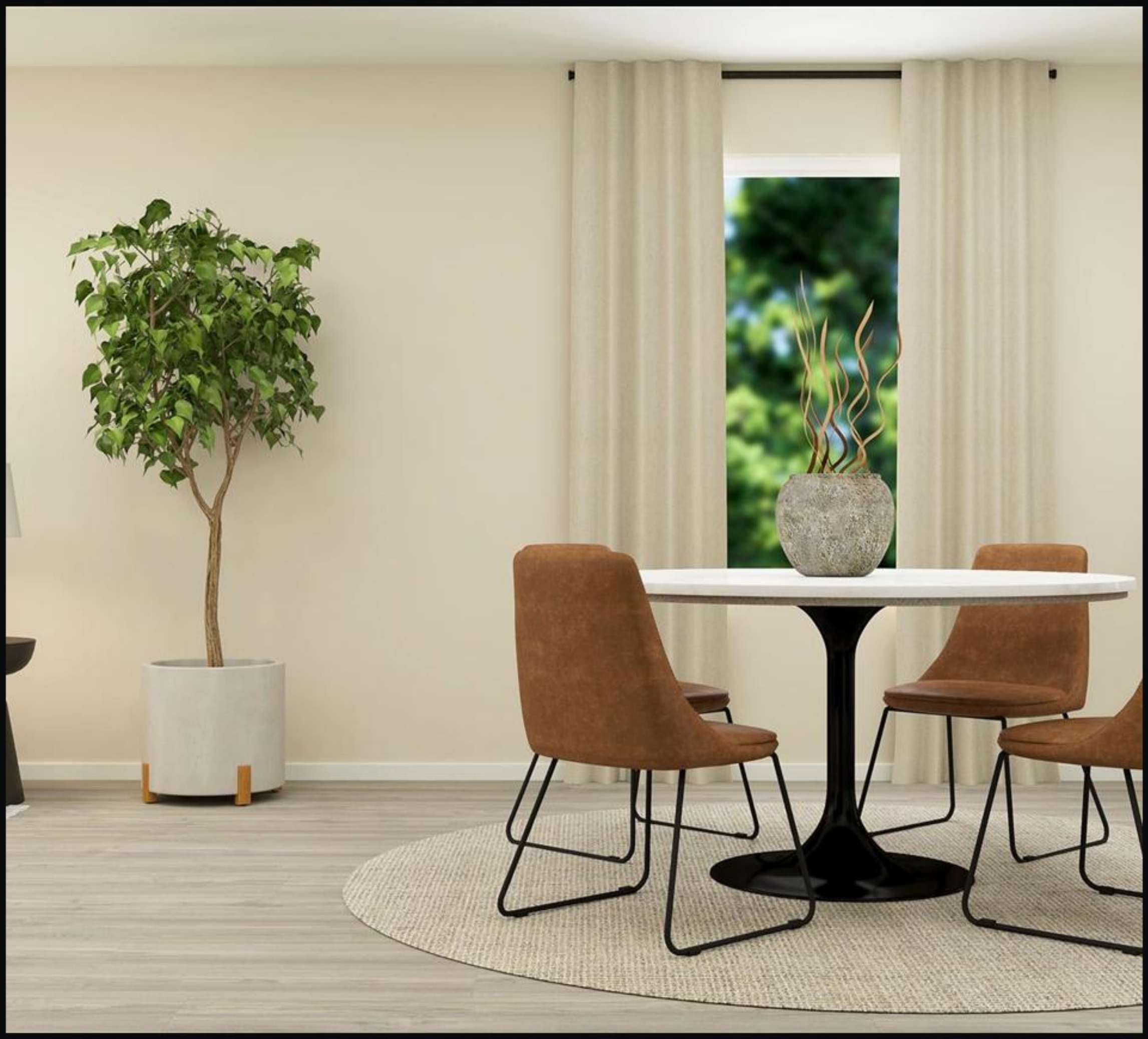
345 Trinity River HOLW · MLS #6851093

Living room · Listed by Keller Williams City-View



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Bedroom · Listed by Keller Williams City-View



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Dining room · Listed by Keller Williams City-View

Deal of the Week

345 Trinity River HOLW · MLS #6851093

$181,499

4 bed · 2 bath · 1,500 sq ft

listed 11% below the ALEX valuation; 6% under the local price per sq ft; price reduced 13% from original.

ALEX valuation: $205,000 (range $199,000–$218,000)

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 to see this home? Call or text George at 713.918.9951 for a private showing.

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