Top 5 New Neighborhoods in San Marcos

San Marcos 78666 · 2026-11-24



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

Key numbers

October 2026

MEDIAN SALE PRICE

$264,719

-21.2% vs. last year

n=49

MEDIAN DAYS ON MARKET

87

+6.1% vs. last year

n=49

SOLD VS. ORIGINAL LIST

90.5%

n=49

HOMES FOR SALE TODAY

363

months of inventory: 5.56

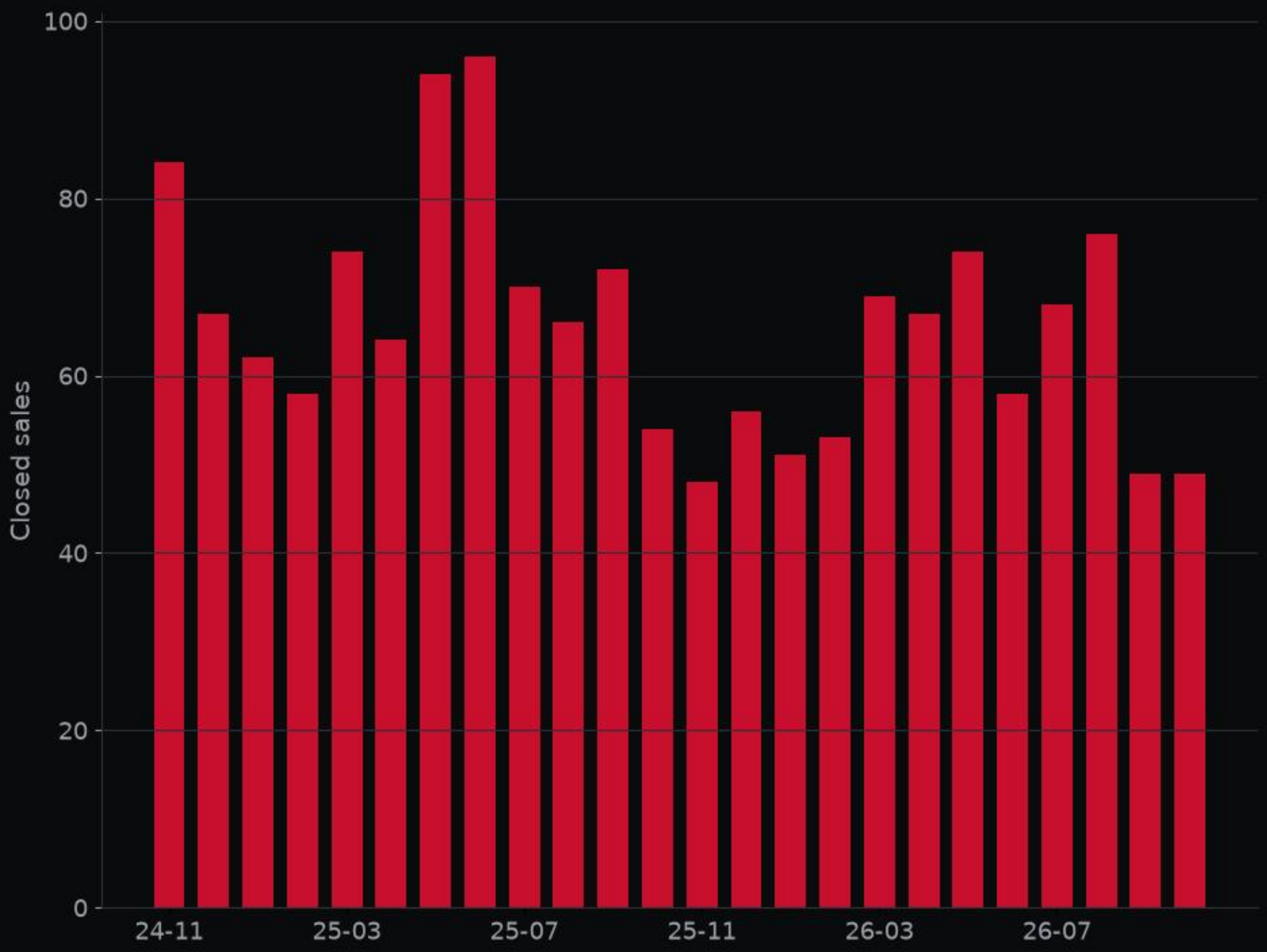
Median Sale Price by Month

Closed sales, last 24 months · actuals only



Homes Sold by Month

Closed sales, last 24 months



Top 3 Subdivisions

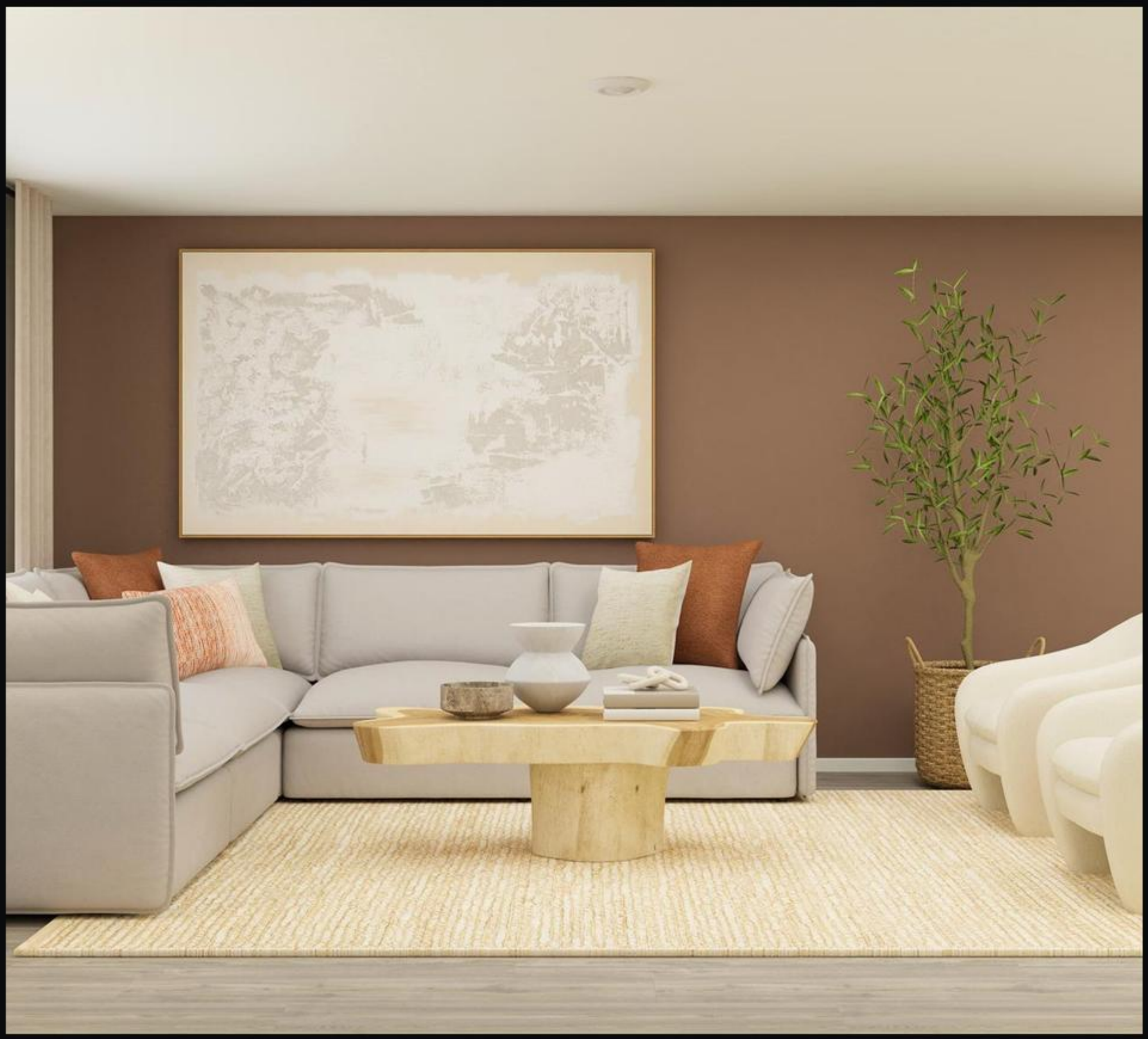
October 2026 · at least 5 sales each

NAME	SALES	MEDIAN	DAYS
River Bridge Ranch	8	$221,510	60
La Cima	6	$377,150	77
THUNDER ROCK	5	$284,160	72



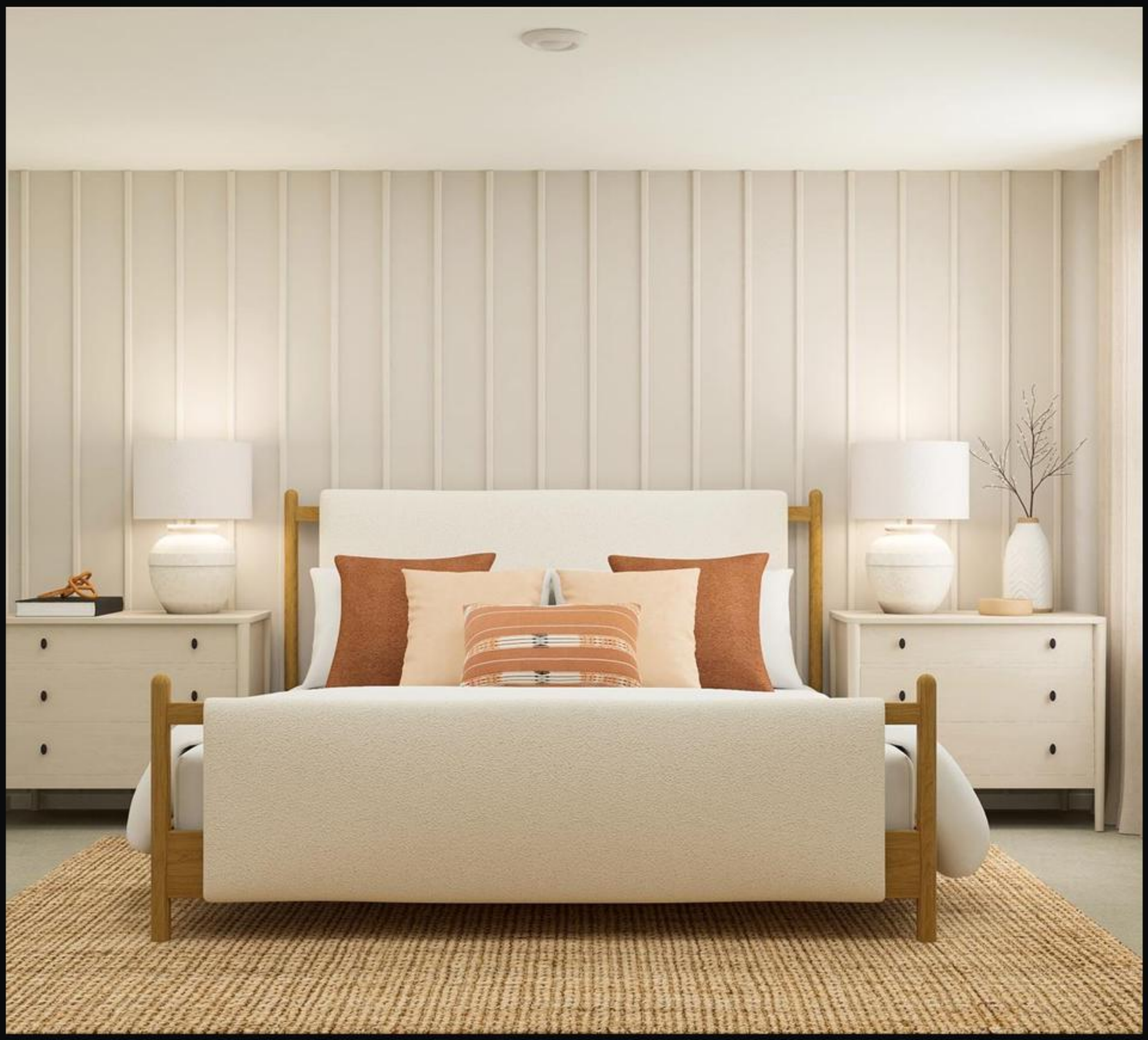
1616 Iron Truss RD · MLS #5453785

Kitchen · Listed by Keller Williams City-View



1616 Iron Truss RD · MLS #5453785

Living room · Listed by Keller Williams City-View



1616 Iron Truss RD · MLS #5453785

Bedroom · Listed by Keller Williams City-View



1616 Iron Truss RD · MLS #5453785

Backyard · Listed by Keller Williams City-View



1616 Iron Truss RD · MLS #5453785

Dining room · Listed by Keller Williams City-View

Deal of the Week

1616 Iron Truss RD · MLS #5453785

$202,999

3 bed · 2 bath · 1,484 sq ft

listed 11% below the ALEX valuation; price reduced 14% from original.

ALEX valuation: $227,000 (range $221,000–$241,000)

ALEX Intelligence estimate, not an appraisal.

Listed by Keller Williams City-View

View on alex.realestate

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

alex-companies.com/market-data

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