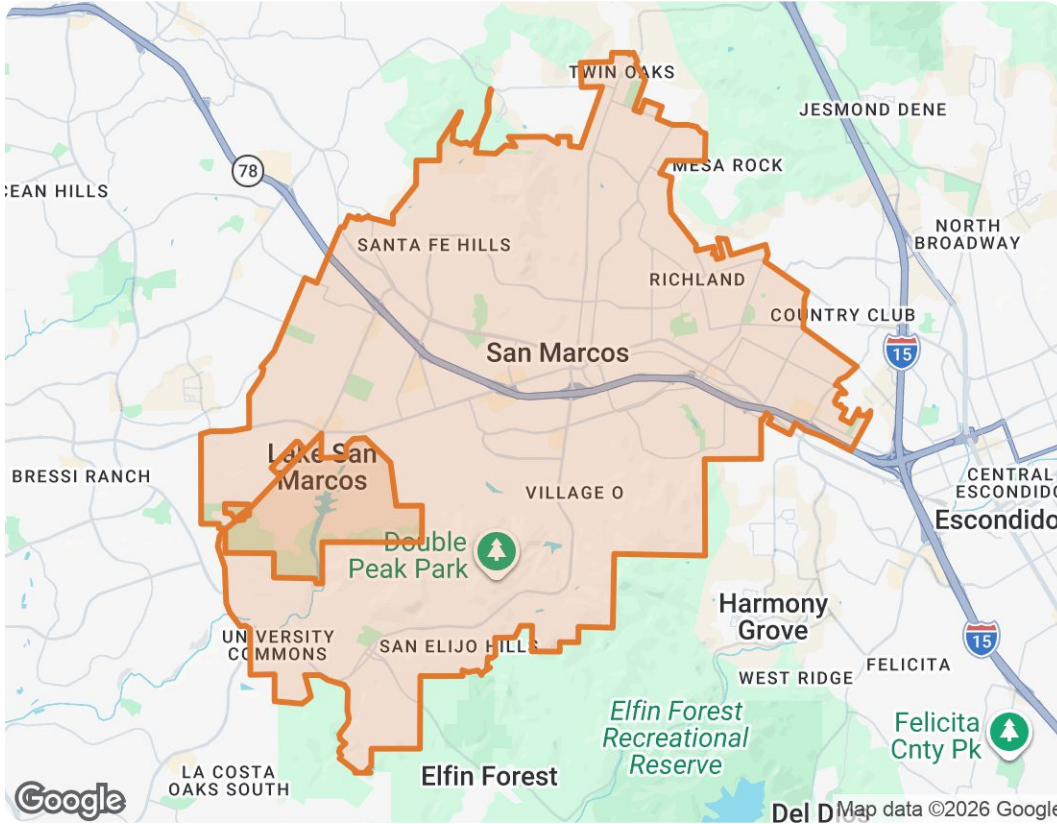


San Marcos, California



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Market Trends

Market Trends for San Marcos, California

Single Family + Condo/Townhouse/Apt.

April 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

<p>Months of Inventory</p> <p>1.83</p> <p>↓ 5.18% MoM</p>	<p>Sold to List Price %</p> <p>99.3%</p> <p>↓ 0.23% MoM</p>	<p>Median Days in RPR</p> <p>24</p> <p>↑ 84.62% MoM</p>	<p>Median Sold Price</p> <p>\$884,000</p> <p>↓ 6.06% MoM</p>
--	--	--	---

May 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value

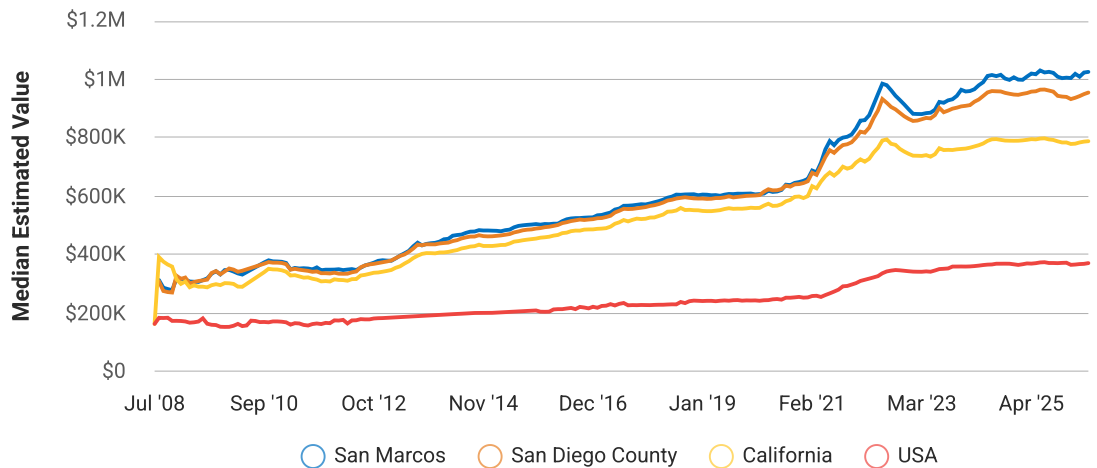
\$1,025,600

Last Month Change

+0.2%

12 Month Change

+0.8%



San Marcos, California

April 2026 Active Listings

San Marcos, California

Single Family + Condo/Townhouse/Apt.

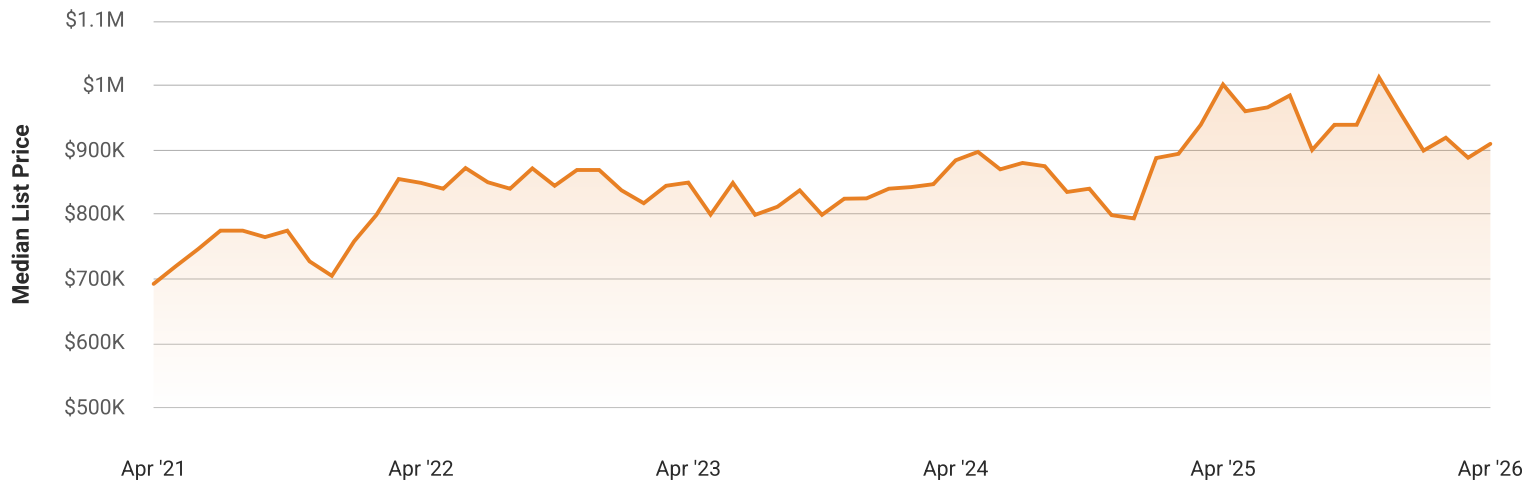
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$909,500

↑ 2.4% Month over Month



San Marcos, California

April 2026 Sold Listings

San Marcos, California

Single Family + Condo/Townhouse/Apt.

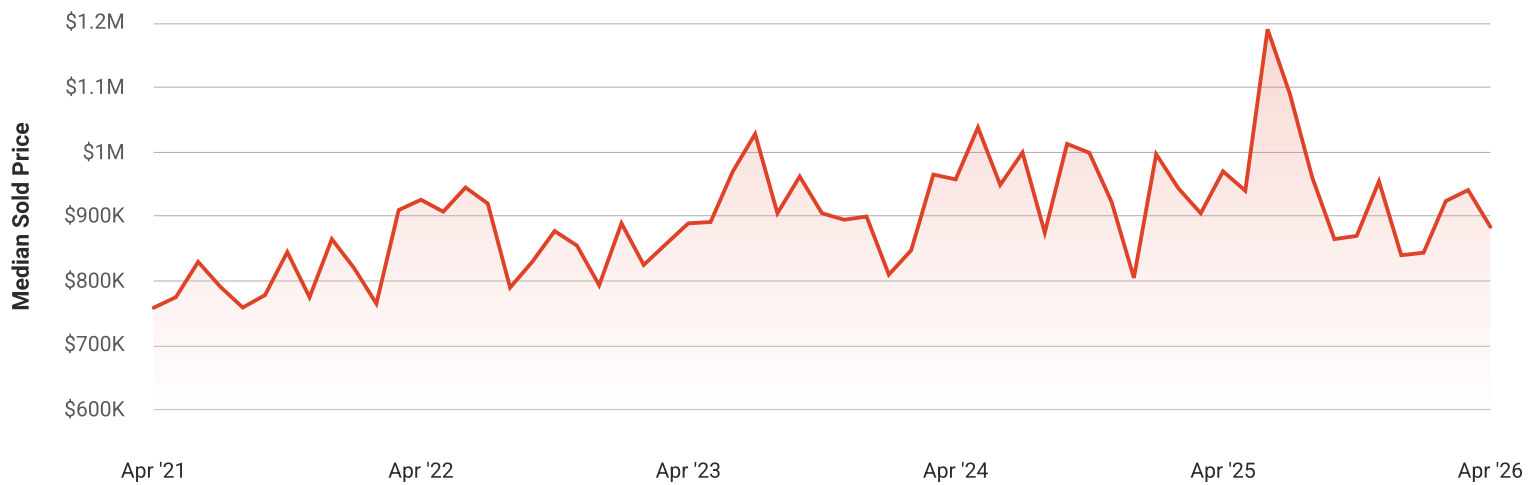
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$884,000

↓ 6.1% Month over Month



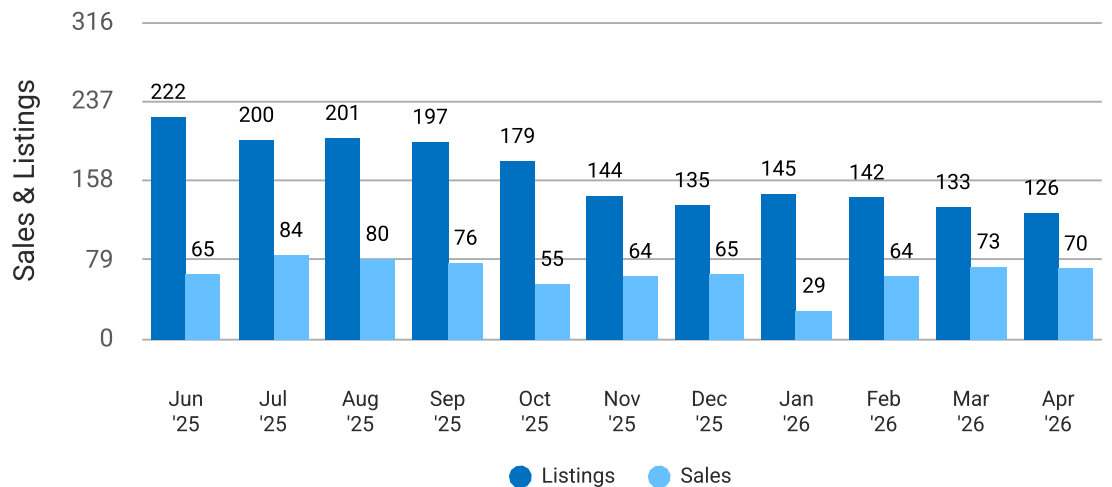
Total Sales and Active Listings in San Marcos, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



San Marcos, California

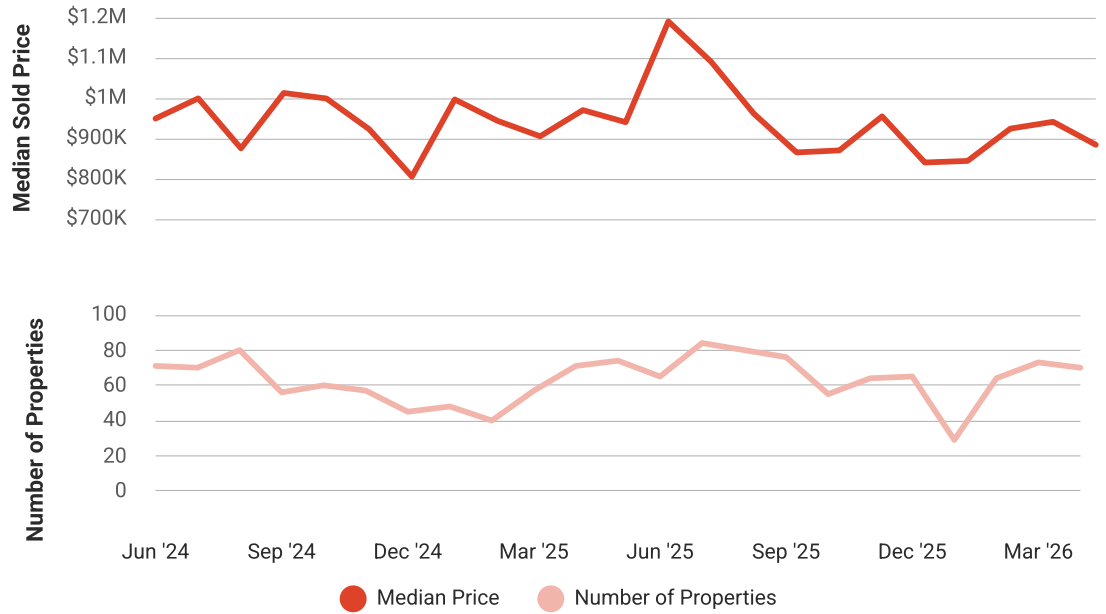
Median Sold Price vs Sold Listings in San Marcos, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



Median List Price vs Active Listings in San Marcos, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 5/31/2026	\$1,025,600	\$1,023,380 +0.22%	\$1,018,960 +0.65%	\$1,017,560 +0.79%	\$990,260 +3.57%	\$885,970 +15.76%
Median Sold Price Last Updated: 4/30/2026	\$884,000	\$941,000 -6.06%	\$843,900 +4.75%	\$970,000 -8.87%	\$957,500 -7.68%	\$889,450 -0.61%
Median List Price Last Updated: 4/30/2026	\$909,500	\$888,000 +2.42%	\$899,000 +1.17%	\$1,001,500 -9.19%	\$884,000 +2.88%	\$849,500 +7.06%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market. Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Date

Maximum Properties Per Change Type: 10

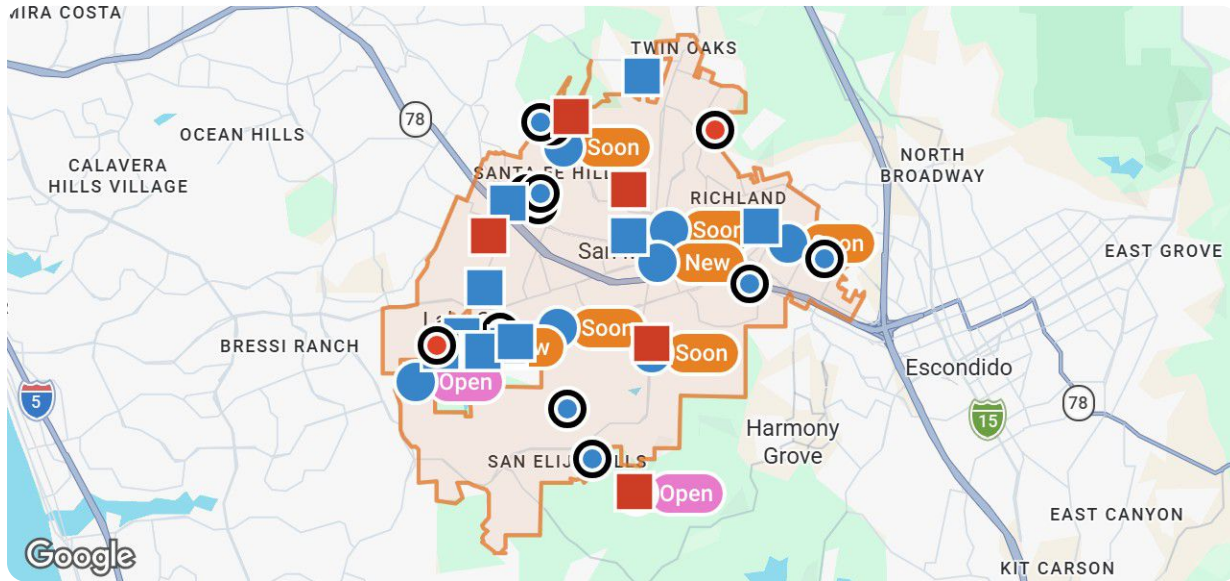
Change Types: New Listings, Pending, Closed, Distressed

Property Types: Single Family, Condo/Townhouse/Apt

Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size (acre): Any, Year Built: Any

Summary

For Sale Activity in the Last 3 Months



Legend

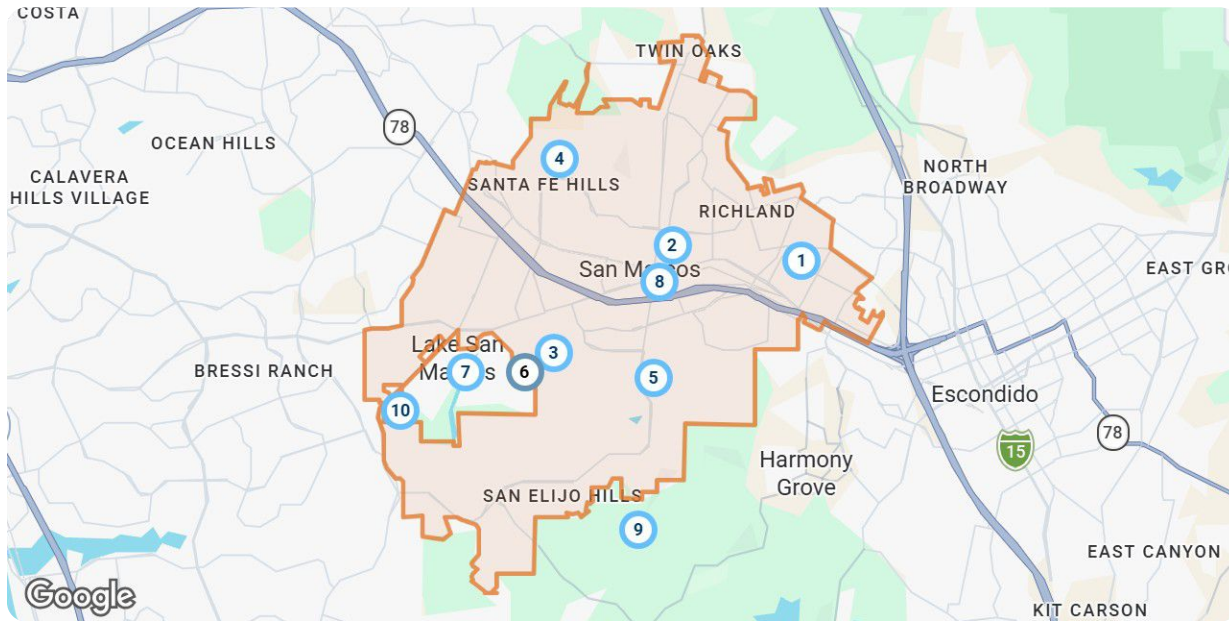
- For Sale
- For Sale Pending
- Distressed For Sale or Lease
- For Sale / Lease
- Recently Closed
- Distressed

	New	Pending	Closed	Distressed
Number of Properties	10	10	10	7
Lowest Listing Price / Est.Value	\$675,000	\$515,000	\$724,000	\$815,890
Median Listing Price / Est.Value	\$1,212,500	\$814,950	\$1,168,500	\$1,248,720
Highest Listing Price / Est.Value	\$3,299,999	\$1,699,995	\$1,816,000	\$1,893,990
Average Price / sqft	\$576	\$524	\$573	\$581
Median Price / sqft	\$585	\$506	\$558	\$588
Average Days in RPR	1	37	18	50
Median Days in RPR	1	18	14	50
Total Volume	\$15,038,998	\$10,018,795	\$11,695,500	\$9,441,190
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown


New

Source: Listings



Legend

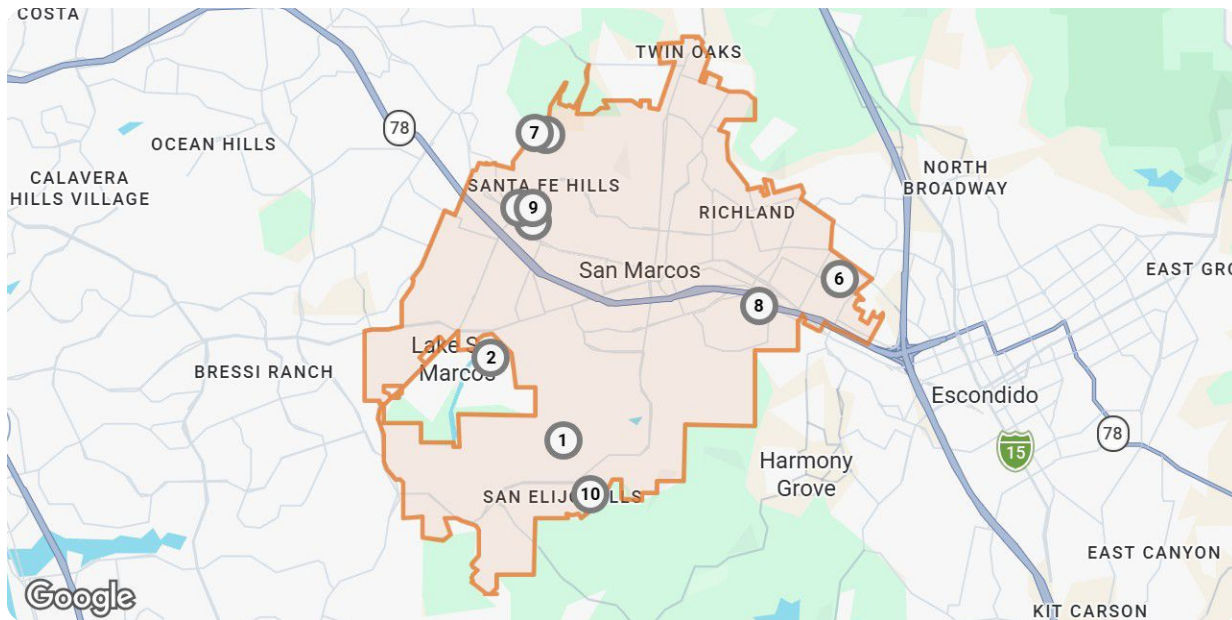
● Active For Sale

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>1546 Black Walnut Dr San Marcos, CA 92078 MLS ID: NDP2604740 ● Active / For Sale <i>Listing Courtesy of COMPASS</i></p>	Single Family	4/3	2,189	4,443 sqft	2001	6/5/2026 - days	\$1,325,000 \$605/sq ft
2	 <p>1600 Avery Rd San Marcos, CA 92078 MLS ID: 260013574 ● Active / For Sale <i>Listing Courtesy of Real Broker</i></p>	Condo/Townhouse/Apt.	3/3	1,740	2 sqft	2003	6/4/2026 1 day	\$835,000 \$480/sq ft
3	 <p>342 Fitzpatrick Rd, Unit 106 San Marcos, CA 92069 MLS ID: SW26117011 ● Active / For Sale <i>Listing Courtesy of JASON MITCHELL R. E. CALIF</i></p>	Condo/Townhouse/Apt.	2/3	1,586	6.42 acres	2021	6/4/2026 1 day	\$675,000 \$426/sq ft
4	 <p>2230 Indus Way San Marcos, CA 92078 MLS ID: TR26122418 ● Active / For Sale <i>Listing Courtesy of RE/MAX CHAMPIONS</i></p>	Condo/Townhouse/Apt.	2/3	1,158	0.31 acres	2013	6/4/2026 1 day	\$699,999 \$604/sq ft
5	 <p>519 Ledge St San Marcos, CA 92078 MLS ID: NDP2605251 ● Active / For Sale <i>Listing Courtesy of KELLER WILLIAMS REALTY</i></p>	Single Family	5/6	5,010	0.48 acres	2018	6/4/2026 1 day	\$2,860,000 \$571/sq ft

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
	541 Ledge St San Marcos, CA 92078 MLS ID: 260013589 ● Active / For Sale <i>Listing Courtesy of Allview Real Estate</i>	Single Family	5/6	4,279	0.49 acres	2017	6/4/2026 1 day	\$3,299,999 \$771/sq ft
	838 Luminara Way San Marcos, CA 92078 MLS ID: NDP2604956 ● Active / For Sale <i>Listing Courtesy of KELLER WILLIAMS REALTY</i>	Single Family	5/4	2,708	5,523 sqft	2006	6/4/2026 1 day	\$1,419,000 \$524/sq ft
	410 W San Marcos Blvd, Unit 1: San Marcos, CA 92069 MLS ID: NDP2605353 ● Active / For Sale and For Lease <i>Listing Courtesy of GOLDEN PACIFIC REAL ESTATE</i>	Condo/Townhouse/Apt.	3/3	1,482	1.43 acres	1993	6/4/2026 1 day	\$725,000 \$489/sq ft
	1273 Holmgrove Dr San Marcos, CA 92078 MLS ID: NDP2605215 ● Active / For Sale <i>Listing Courtesy of EXP REALTY OF CALIFORNIA, INC</i>	Single Family	5/4	3,502	9,361 sqft	2008	6/3/2026 2 days	\$2,100,000 \$600/sq ft
	952 La Tierra Dr San Marcos, CA 92078 MLS ID: NDP2605315 ● Active / For Sale <i>Listing Courtesy of RECREATE REAL ESTATE</i>	Single Family	3/2	1,595	7,000 sqft	1970	6/3/2026 2 days	\$1,100,000 \$690/sq ft

Pending











Source: Listings



Legend

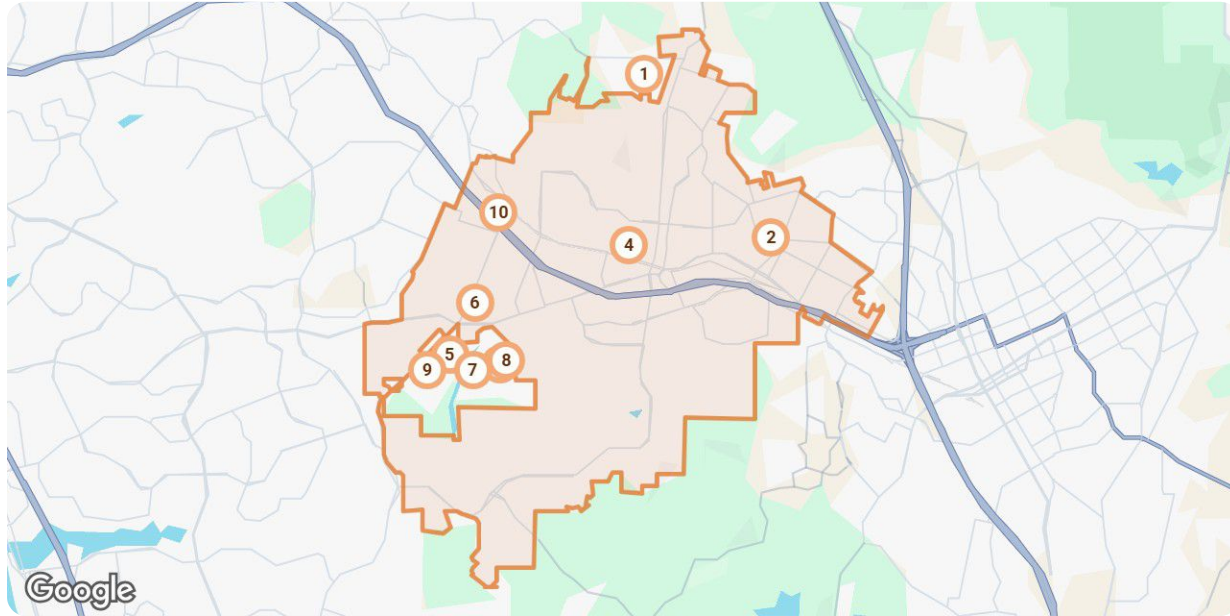
● Pending



Pending: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p>160 Cerco Rosado San Marcos, CA 92069 MLS ID: 260012867 Pending / For Sale</p> <p><i>Listing Courtesy of Anr Finance And Real Estate</i></p>	Condo/Townhouse/Apt.	2/2	1,219	2,477 sqft / 1979	5/28/2026	\$630,000 / \$517/sq ft	6/4/2026 / 7 days
2	 <p>1026 La Reina Dr San Marcos, CA 92078 MLS ID: 260009689 Pending / For Sale</p> <p><i>Listing Courtesy of Lpt Realty,inc</i></p>	Single Family	2/2	1,700	6,969 sqft / 1965	4/23/2026	\$1,184,900 / \$697/sq ft	6/3/2026 / 41 days
3	 <p>346 Beaker Rd San Marcos, CA 92078 MLS ID: 260010908 Pending / For Sale</p> <p><i>Listing Courtesy of Mark Schultz Broker</i></p>	Condo/Townhouse/Apt.	3/3	1,615	- / 2025	5/5/2026	\$829,900 / \$514/sq ft	6/2/2026 / 28 days
4	 <p>944 Lindbergh Dr San Marcos, CA 92069 MLS ID: 260009194 Pending / For Sale</p> <p><i>Listing Courtesy of Compass</i></p>	Single Family	5/5	3,332	- / 2023	4/17/2026	\$1,650,000 / \$495/sq ft	6/2/2026 / 46 days
5	 <p>1804 Saltbush Dr San Marcos, CA 92069 MLS ID: OC25254174 Pending / For Sale</p> <p><i>Listing Courtesy of MERITAGE HOMES OF CALIFORNIA</i></p>	Condo/Townhouse/Apt.	3/4	1,781	2,613 sqft / 2025	11/17/2025	\$769,000 / \$432/sq ft	6/2/2026 / 197 days
6	 <p>915 Applewilde Dr San Marcos, CA 92078 MLS ID: NDP2605033 Pending / For Sale</p> <p><i>Listing Courtesy of HOMESMART REALTY WEST</i></p>	Single Family	3/3	1,983	10,018 sqft / 2000	5/26/2026	\$1,250,000 / \$630/sq ft	6/1/2026 / 6 days
7	 <p>2443 Longstaff Ct San Marcos, CA 92078 MLS ID: 260012683 Pending / For Sale</p> <p><i>Listing Courtesy of Re/max Connections</i></p>	Condo/Townhouse/Apt.	2/3	1,458	- / 2006	5/26/2026	\$690,000 / \$473/sq ft	6/1/2026 / 6 days
8	 <p>1872 Matin Cir, Unit 204 San Marcos, CA 92069 MLS ID: NDP2604728 Pending / For Sale</p> <p><i>Listing Courtesy of ANNA AND PATRICK</i></p>	Condo/Townhouse/Apt.	2/2	1,001	3.09 acres / 1991	5/15/2026	\$515,000 / \$514/sq ft	6/1/2026 / 17 days
9	 <p>1062 Ponderosa Ave San Marcos, CA 92069 MLS ID: NDP2604855 Pending / For Sale</p> <p><i>Listing Courtesy of REAL BROKERAGE TECHNOLOGIES</i></p>	Single Family	3/2	1,706	10,101 sqft / 1974	5/27/2026	\$800,000 / \$469/sq ft	5/31/2026 / 4 days
10	 <p>1840 Windriver St San Marcos, CA 92078 MLS ID: NDP2604649 Pending / For Sale</p> <p><i>Listing Courtesy of COMPASS</i></p>	Single Family	5/4	3,411	6,098 sqft / 2006	5/13/2026	\$1,699,995 / \$498/sq ft	5/31/2026 / 18 days

Closed

Source: Public Records and Listings



Legend

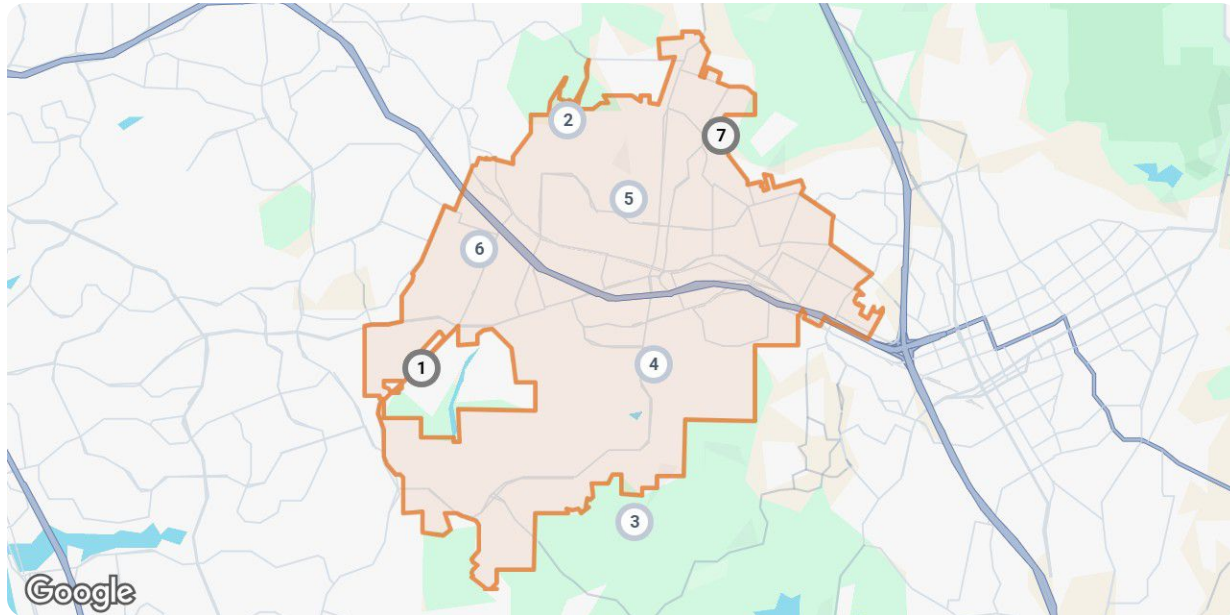
● Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 <p>677 Astorga Pl San Marcos, CA 92069 MLS ID: 260011356 ■ Closed / For Sale <i>Courtesy of The Kurniadi Group</i></p>	Single Family	4/2	1,860	0.28 acres 1974	6/3/2026 8 days	\$762,500 \$410/sq ft	↑ 1.8%
2	 <p>1719 Thorley Way San Marcos, CA 92078 MLS ID: 260009686 ■ Closed / For Sale <i>Courtesy of Real Broker</i></p>	Single Family	3/3	1,849	4,333 sqft 2004	6/3/2026 16 days	\$1,297,000 \$701/sq ft	↑ 1.09%
3	 <p>1754 Avenida Regina San Marcos, CA 92069 MLS ID: 260006925 ■ Closed / For Sale <i>Courtesy of Exp Realty Of Southern California, Inc.</i></p>	Single Family	5/4	2,639	5,230 sqft 2014	6/2/2026 41 days	\$1,040,000 \$394/sq ft	↑ 1.46%
4	 <p>605 Cox Rd San Marcos, CA 92069 MLS ID: WS26053882 ■ Closed / For Sale <i>Courtesy of DESIGNEST REALTY CORP</i></p>	Single Family	3/3	2,550	1 acre 1985	6/1/2026 36 days	\$1,816,000 \$712/sq ft	↑ 6.82%
5	 <p>942 Lindbergh Dr San Marcos, CA 92069 MLS ID: 260009413 ■ Closed / For Sale <i>Courtesy of Keller Williams San Diego Metro</i></p>	Single Family	4/5	3,268	- 2023	6/1/2026 13 days	\$1,565,000 \$479/sq ft	↓ 0.63%

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
6	 <p>1614 Reflection St San Marcos, CA 92078 MLS ID: 260010470 Closed / For Sale</p> <p><i>Courtesy of Century 21 Affiliated</i></p>	Single Family	3/3	2,265	4,791 sqft 2004	6/1/2026 5 days	\$1,317,000 \$581/sq ft	↓ 0.9%
7	 <p>3381 Sherwood Ln San Marcos, CA 92078 MLS ID: 260008444 Closed / For Sale</p> <p><i>Courtesy of Real Broker</i></p>	Single Family	3/3	1,510	5,200 sqft 1996	6/1/2026 9 days	\$914,000 \$605/sq ft	↑ 2.81%
8	 <p>1754 Morgans Ave San Marcos, CA 92078 MLS ID: NDP2603218 Closed / For Sale</p> <p><i>Courtesy of KELLER WILLIAMS REALTY</i></p>	Condo/Townhouse/Apt.	3/3	1,515	2 acres 2003	5/29/2026 5 days	\$810,000 \$535/sq ft	↑ 1.38%
9	 <p>205 Palm Rd San Marcos, CA 92069 MLS ID: OC26069738 Closed / For Sale</p> <p><i>Courtesy of MERITAGE HOMES OF CALIFORNIA</i></p>	Condo/Townhouse/Apt.	3/3	1,497	2,613 sqft 2026	5/29/2026 14 days	\$724,000 \$484/sq ft	↓ 0.28%
10	 <p>1554 Via Brisa Del Lago San Marcos, CA 92078 MLS ID: NDP2602933 Closed / For Sale</p> <p><i>Courtesy of PROFESSIONAL REALTY SERVICES</i></p>	Condo/Townhouse/Apt.	3/2	1,740	5.47 acres 1981	5/29/2026 29 days	\$1,450,000 \$833/sq ft	↓ 2.62%

Distressed

Source: Public Records and Listings



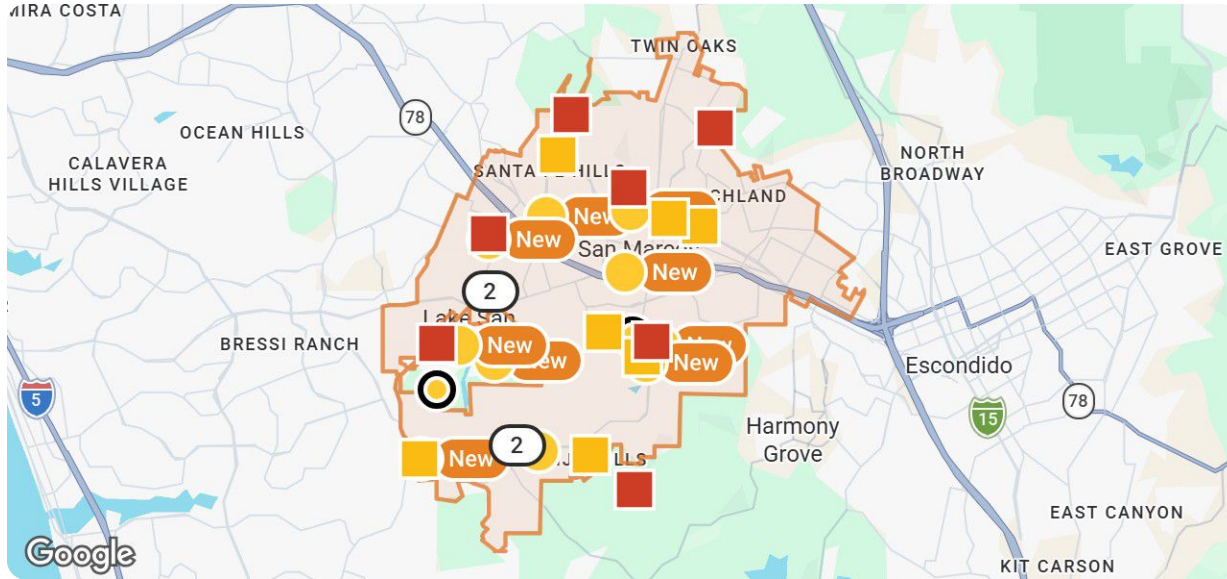
Legend

- Active For Sale
- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 7 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
	 998 Woodhaven Rd San Marcos, CA 92069 MLS ID: 260009126 ● Active / For Sale <i>Listing Courtesy of Srg</i>	Single Family	4/4	2,926	- 2024	4/16/2026 50 days	\$1,745,000 \$596/sq ft	3/13/2026 Notice of Foreclosure Sale
	 7688 Little Creek Rd San Marcos, CA 92078 ■ Off Market / Public Record	Single Family	3/3	3,074	2.94 acres 1991	- - days	- \$616/sq ft	5/15/2026 Notice of Foreclosure Sale
	 706 Westbrook Loop San Marcos, CA 92078 ■ Off Market / Public Record	Condo/Townhouse/Apt.	-/-	-	- 2023	- - days	- -/sq ft	4/23/2026 Notice of Default
	 1330 Twain Ct San Marcos, CA 92069 ■ Off Market / Public Record	Single Family	3/3	2,016	1 acre 1979	- - days	- \$520/sq ft	5/11/2026 Notice of Foreclosure Sale
	 630 Sonoma St San Marcos, CA 92078 ■ Off Market / Public Record	Single Family	4/3	2,052	4,110 sqft 1999	- - days	- \$581/sq ft	4/23/2026 Notice of Foreclosure Sale
	 752 W Bel Esprit Cir San Marcos, CA 92069 ■ Off Market / Public Record	Single Family	5/3	2,939	9,128 sqft 2001	- - days	- \$425/sq ft	5/22/2026 Notice of Foreclosure Sale
	 3562 9th St San Marcos, CA 92078 ■ Off Market / Public Record	Single Family	3/2	1,089	7,547 sqft 1976	- - days	- \$749/sq ft	3/26/2026 Notice of Rescission

Summary

For Lease Activity in the Last 3 Months

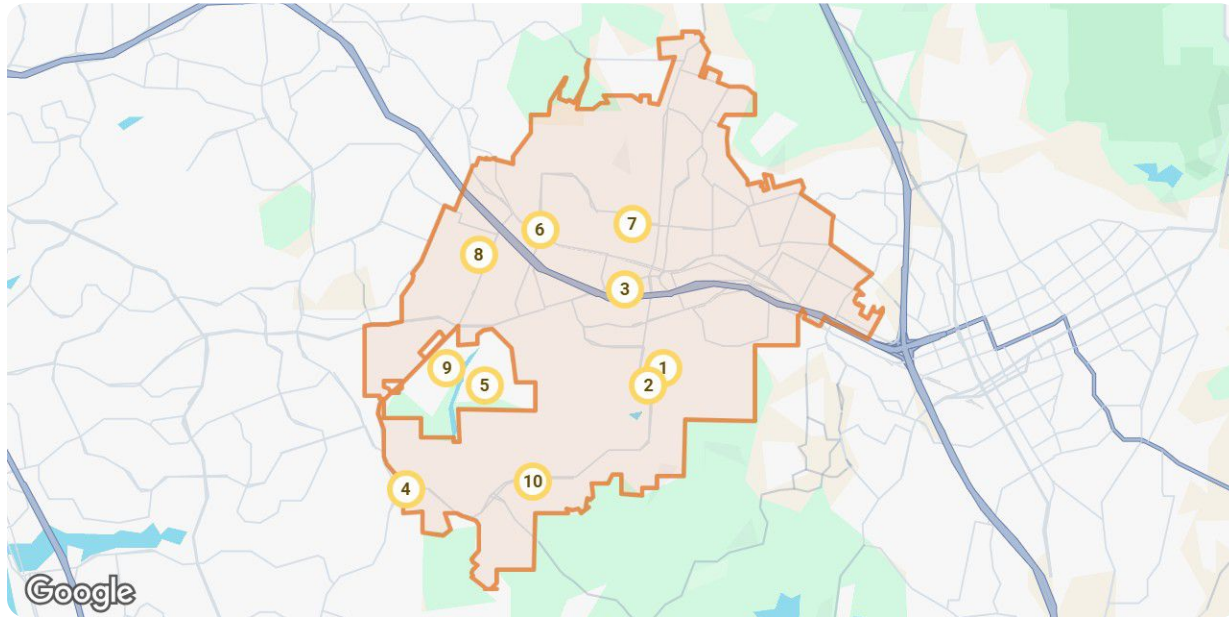


	New	Pending	Closed	Distressed
Number of Properties	7	6	10	7
Lowest Listing Price / Est.Value	\$3,800	\$3,700	\$3,100	\$815,890
Median Listing Price / Est.Value	\$6,550	\$4,750	\$4,325	\$1,248,720
Highest Listing Price / Est.Value	\$725,000	\$410,000	\$6,995	\$1,893,990
Average Price / sqft	\$73	\$69	\$3	\$580
Median Price / sqft	\$3	\$4	\$3	\$583
Average Days in RPR	15	42	77	-
Median Days in RPR	9	51	25	-
Total Volume	\$763,250	\$432,995	\$45,795	\$9,410,850
Source	Listings	Listings	Public Records & Listings	Public Records & Listings

Market Activity Breakdown



New

Source: Listings




Legend

- Active For Sale
- Active For Lease

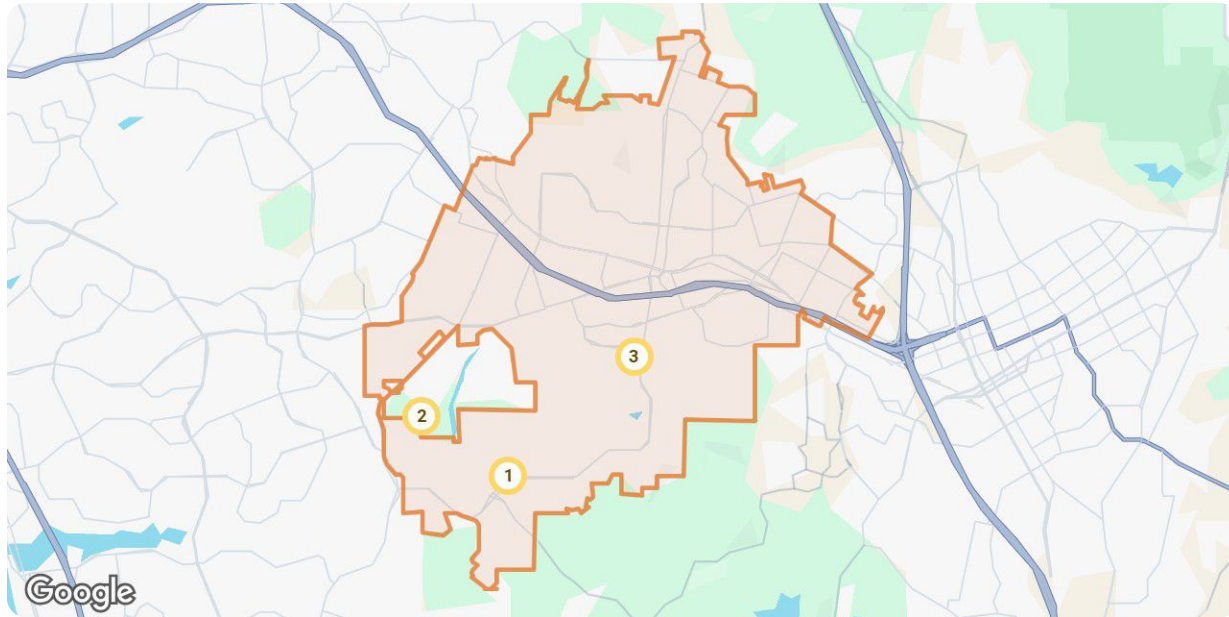
New: 7 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 <p>410 W San Marcos Blvd, Unit 1: San Marcos, CA 92069 MLS ID: NDP2605353 ● Active / For Sale and For Lease</p> <p><i>Listing Courtesy of GOLDEN PACIFIC REAL ESTATE</i></p>	Condo/Townhouse/Apt.	3/3	1,482	1.43 acres	1993	6/4/2026 1 day	\$725,000 \$489/sq ft
2	 <p>713 Via Barquero San Marcos, CA 92069 MLS ID: NDP2605288 ● Active / For Lease</p> <p><i>Courtesy of PE MANAGEMENT GROUP INC</i></p>	Condo/Townhouse/Apt.	3/2	2,366	7,348 sqft	2001	6/2/2026 3 days	\$4,750 mo. \$2/sq ft
3	 <p>911 Dale Ct San Marcos, CA 92069 MLS ID: NDP2605127 ● Active / For Lease</p> <p><i>Courtesy of PE MANAGEMENT GROUP INC</i></p>	Single Family	4/2	2,236	10,389 sqft	1977	5/28/2026 8 days	\$5,650 mo. \$3/sq ft
4	 <p>1498 La Linda Dr San Marcos, CA 92078 MLS ID: NDP2605084 ● Active / For Lease</p> <p><i>Courtesy of PE MANAGEMENT GROUP INC</i></p>	Single Family	4/3	2,806	4,356 sqft	1966	5/27/2026 9 days	\$8,500 mo. \$3/sq ft
5	 <p>750 Via Cafetal San Marcos, CA 92069 MLS ID: NDP2604747 ● Active / For Lease</p> <p><i>Courtesy of FIRST TEAM REAL ESTATE</i></p>	Single Family	5/3	3,299	6,037 sqft	2001	5/16/2026 20 days	\$6,550 mo. \$2/sq ft

New: 7 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 <p>1642 Via La Plz San Marcos, CA 92078 MLS ID: NDP2604331 ● Active / For Lease</p> <p><i>Courtesy of PE MANAGEMENT GROUP INC</i></p>	Single Family	4/4	2,735	6,000 sqft	1980	5/5/2026 31 days	\$9,000 mo. \$3/sq ft

7	 <p>1682 Circa Del Lago, Unit A305 San Marcos, CA 92078 MLS ID: NDP2604186 ● Active / For Lease</p> <p><i>Courtesy of ELEVATE REAL ESTATE AGENCY</i></p>	Condo/Townhouse/Apt.	1/1	660	1.55 acres	1986	5/2/2026 34 days	\$3,800 mo. \$6/sq ft
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Pending

Source: Listings




Legend

- Active For Lease
- Pending

Pending: 6 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
1	 <p>1240 Avenida Fragata San Marcos, CA 92069 MLS ID: NDP2604849 ● Pending / For Lease</p> <p><i>Courtesy of LA COSTA SALES & RENTALS, INC</i></p>	Single Family	3/3	1,652	6,856 sqft 2000	5/20/2026	\$3,795 mo. \$2/sq ft	6/1/2026 12 days

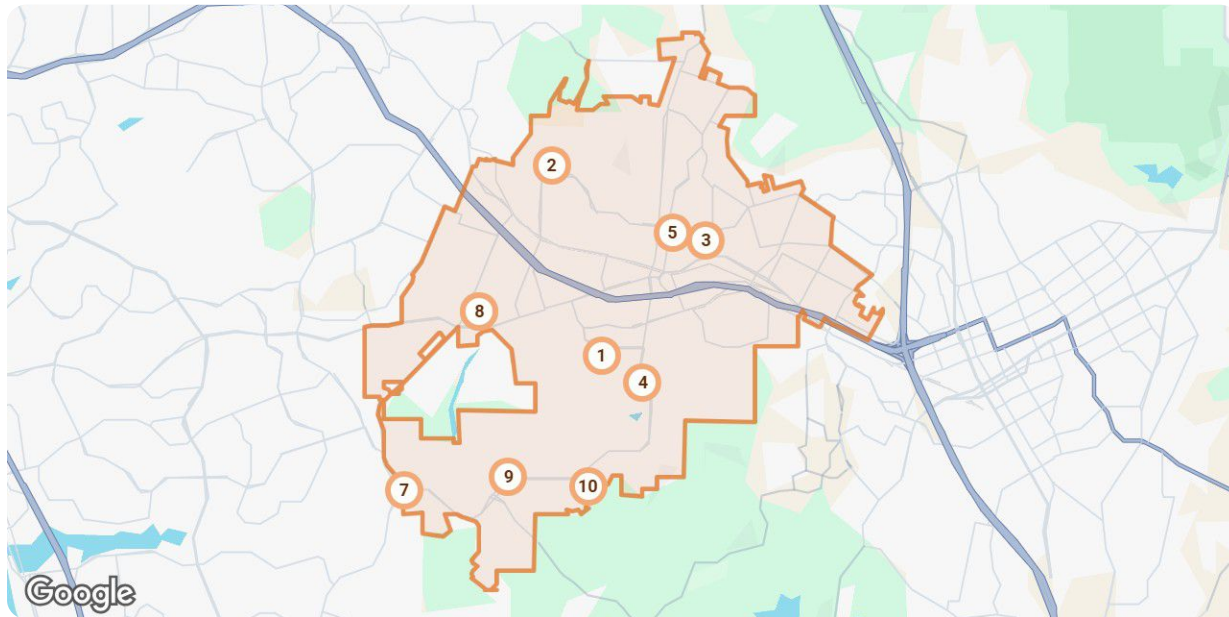
2	 <p>1682 Circa Del Lago, Unit A308 San Marcos, CA 92078 MLS ID: ND26056492 ● Pending / For Lease</p> <p><i>Courtesy of RADIUS AGENT</i></p>	Condo/Townhouse/Apt.	1/1	660	1.61 acres 1986	3/17/2026	\$4,000 mo. \$6/sq ft	5/31/2026 75 days
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3	 <p>1560 Circa Del Lago, Unit D304 San Marcos, CA 92078 MLS ID: NDP2605134 ● Pending / For Sale and For Lease</p> <p><i>Listing Courtesy of RADIUS AGENT</i></p>	Condo/Townhouse/Apt.	2/2	1,030	0.67 acres 1989	5/28/2026	\$410,000 \$398/sq ft	5/28/2026 - days
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Pending: 6 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date	List Price / \$ Per Sq Ft	Pending Date / Days in RPR
	 2182 Cosmo Way San Marcos, CA 92078 MLS ID: NDP2603095 Pending / For Lease <i>Courtesy of WILLIS ALLEN REAL ESTATE</i>	Condo/Townhouse/Apt.	2/3	1,158	10,208 sqft / 2013	4/1/2026	\$3,700 mo. / \$3/sq ft	5/28/2026 / 57 days
	 1688 Via Inspirar San Marcos, CA 92078 MLS ID: NDP2604438 Pending / For Lease <i>Courtesy of HARCOURTS JADE</i>	Condo/Townhouse/Apt.	3/2	1,204	8.58 acres / 1990	5/7/2026	\$6,000 mo. / \$5/sq ft	5/22/2026 / 15 days
	 561 Rush Dr San Marcos, CA 92078 MLS ID: NDP2600818 Pending / For Lease <i>Courtesy of RANCHO COASTAL PROPERTIES, INC</i>	Single Family	4/3	2,971	6,385 sqft / 2000	1/27/2026	\$5,500 mo. / \$2/sq ft	3/19/2026 / 51 days

Closed

Source: Public Records and Listings



Legend

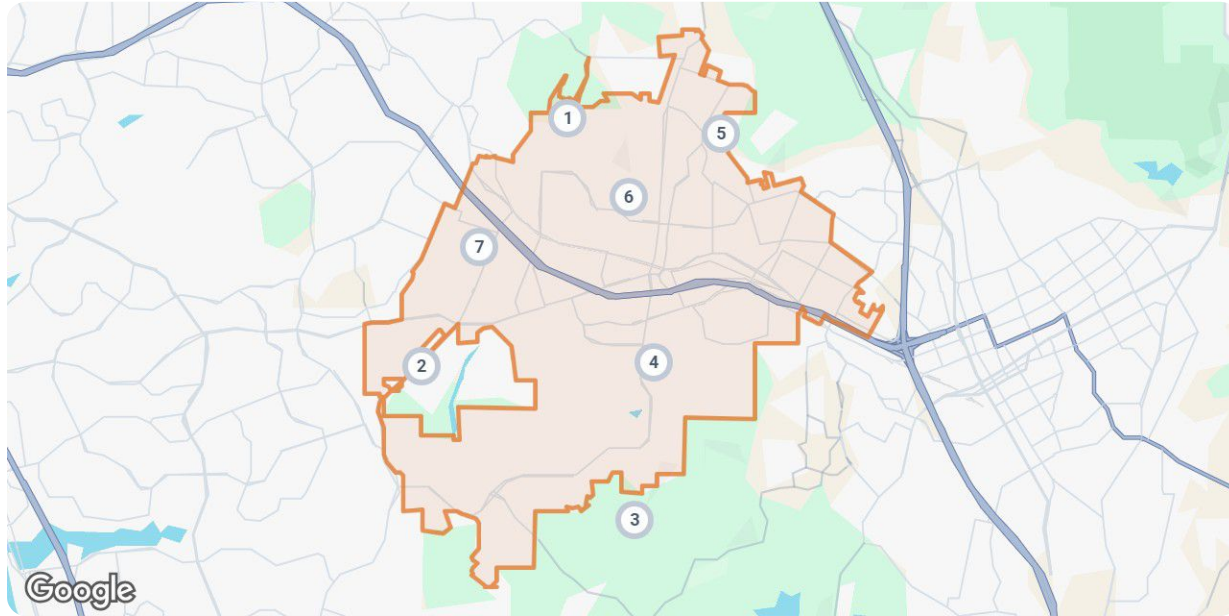
Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	 1213 Baker St San Marcos, CA 92078 MLS ID: NDP2604335 Closed / For Lease <i>Courtesy of KELLER WILLIAMS REALTY</i>	Condo/Townhouse/Apt.	3/4	1,768	- / 2019	5/30/2026 / 14 days	- / \$2/sq ft	-
	 350 Fitzpatrick Rd, Unit 105 San Marcos, CA 92069 MLS ID: 260008774 Closed / For Lease <i>Courtesy of Compass</i>	Condo/Townhouse/Apt.	2/3	1,237	- / 2019	5/29/2026 / 45 days	- / \$3/sq ft	-

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
	1894 Shadetree Dr San Marcos, CA 92078 MLS ID: 250000934 Closed / For Lease	Single Family	4/3	3,175	5,802 sqft 2005	5/28/2026 503 days	- \$2/sq ft	-
<i>Courtesy of The Real Estate Doctor</i>								
	595 Sirginson Rd, #97 San Marcos, CA 92069 MLS ID: SW26101178 Closed / For Lease	Condo/Townhouse/Apt.	2/1	832	5,292 sqft 1979	5/28/2026 16 days	- \$4/sq ft	-
<i>Courtesy of BRENSON REALTY, INC.</i>								
	1169 Westin Way San Marcos, CA 92078 MLS ID: NDP2602305 Closed / For Lease	Condo/Townhouse/Apt.	3/2	1,342	8 sqft 2002	5/27/2026 77 days	- \$3/sq ft	-
<i>Courtesy of GREG BELNAP BROKER</i>								
	240 Abacus Ave San Marcos, CA 92078 MLS ID: 26793115 Closed / For Lease	Single Family	3/3	1,544	1,000 sqft -	5/26/2026 33 days	- \$3/sq ft	-
<i>Courtesy of eXp Realty of California Inc</i>								
	1304 San Julian Dr San Marcos, CA 92078 MLS ID: NDP2603052 Closed / For Lease	Single Family	3/2	1,927	7,000 sqft 1967	5/26/2026 55 days	- \$3/sq ft	-
<i>Courtesy of RADIUS AGENT</i>								
	975 Baylor Dr San Marcos, CA 92078 MLS ID: NDP2604289 Closed / For Lease	Single Family	4/4	3,241	0.25 acres 2004	5/22/2026 12 days	- \$2/sq ft	-
<i>Courtesy of KELLER WILLIAMS REALTY</i>								
	1717 Playa Vis San Marcos, CA 92078 MLS ID: NDP2603050 Closed / For Lease	Single Family	4/4	3,915	0.34 acres 2006	5/22/2026 6 days	- \$2/sq ft	-
<i>Courtesy of LA COSTA SALES & RENTALS, INC</i>								
	767 Hatfield Dr San Marcos, CA 92078 MLS ID: 260010921 Closed / For Lease	Condo/Townhouse/Apt.	3/3	1,238	1.45 acres 2004	5/18/2026 12 days	- \$3/sq ft	-
<i>Courtesy of Exp Realty Of Southern California, Inc.</i>								





Distressed

Source: Public Records and Listings



Legend

● Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 7 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft	Distressed Date / Type
1	 <p>998 Woodhaven Rd San Marcos, CA 92069 ■ Off Market / Public Record</p>	Single Family	5/4	2,926	- 2024	- days	- \$586/sq ft	3/13/2026 Notice of Foreclosure Sale
2	 <p>7688 Little Creek Rd San Marcos, CA 92078 ■ Off Market / Public Record</p>	Single Family	3/3	3,074	2.94 acres 1991	- days	- \$616/sq ft	5/15/2026 Notice of Foreclosure Sale
3	 <p>706 Westbrook Loop San Marcos, CA 92078 ■ Off Market / Public Record</p>	Condo/Townhouse/Apt.	-/-	-	- 2023	- days	- /sq ft	4/23/2026 Notice of Default
4	 <p>1330 Twain Ct San Marcos, CA 92069 ■ Off Market / Public Record</p>	Single Family	3/3	2,016	1 acre 1979	- days	- \$520/sq ft	5/11/2026 Notice of Foreclosure Sale
5	 <p>630 Sonoma St San Marcos, CA 92078 ■ Off Market / Public Record</p>	Single Family	4/3	2,052	4,110 sqft 1999	- days	- \$581/sq ft	4/23/2026 Notice of Foreclosure Sale
6	 <p>752 W Bel Esprit Cir San Marcos, CA 92069 ■ Off Market / Public Record</p>	Single Family	5/3	2,939	9,128 sqft 2001	- days	- \$425/sq ft	5/22/2026 Notice of Foreclosure Sale
7	 <p>3562 9th St San Marcos, CA 92078 ■ Off Market / Public Record</p>	Single Family	3/2	1,089	7,547 sqft 1976	- days	- \$749/sq ft	3/26/2026 Notice of Rescission



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