

San Marcos 92069

ZIP code · CA · California > San Diego County > San Marcos

BALANCED MARKET

\$895K

MEDIAN SALE PRICE

+5.0%

1-YR CHANGE

312

SALES (12 MO)

\$887K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



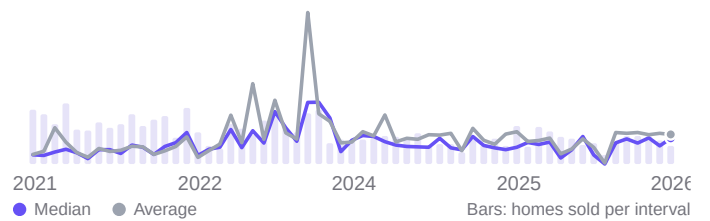
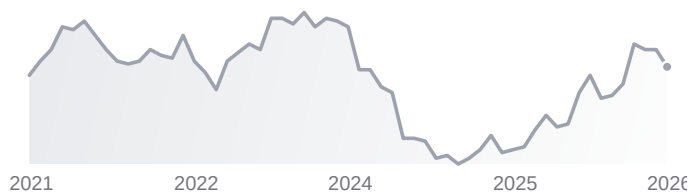
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$920K · Average \$961K

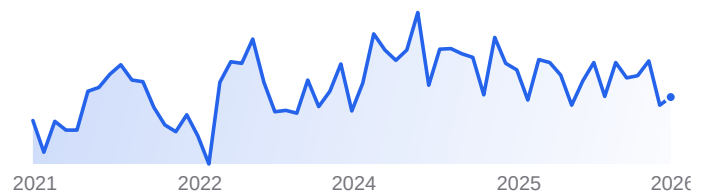
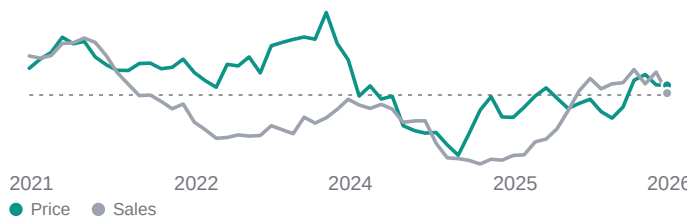


Growth (year over year)

Price +5.0% · Sales +1.0%

Price per square foot

\$471/ft²

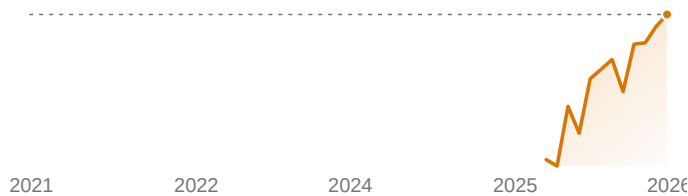


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

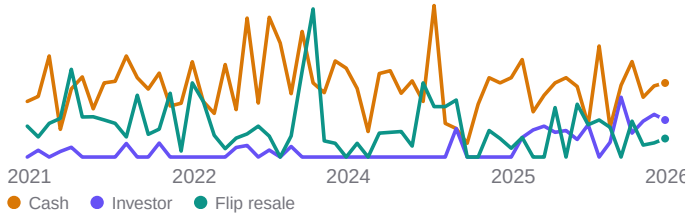
2.7%



BUYERS & OUTCOMES

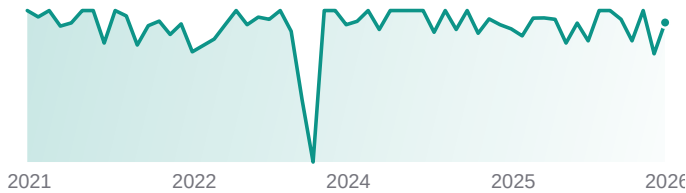
Buyer mix

Cash 20% · Investor 10% · Flip resale 5.0%



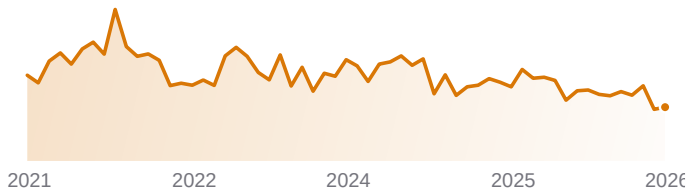
Sellers who sold at a gain

95%

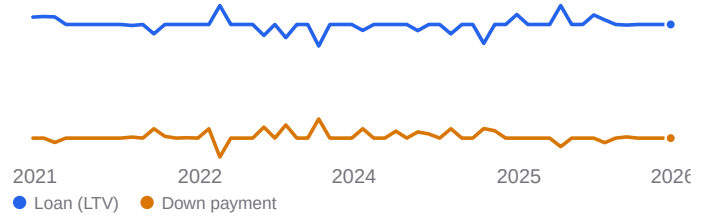


Median annualized return at resale

+4.4%

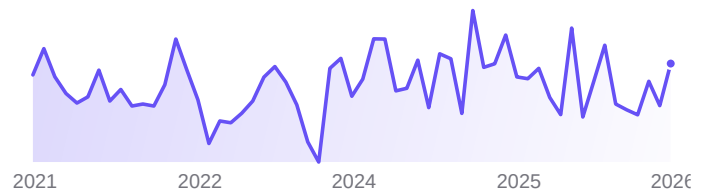


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



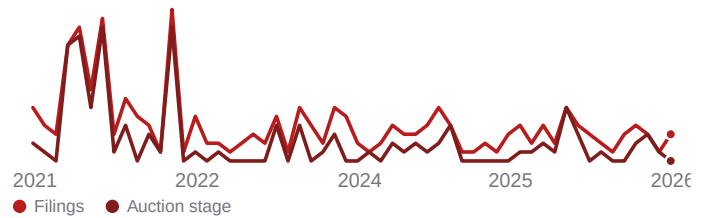
Typical hold before selling

10.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	11,491
Median value (AVM)	\$887K
Median size	1,668 ft²
Median bedrooms	3
Median year built	1990
Single family	76%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.9%
Owner occupied	73%
Company owned	43%
Median loan-to-value	44%

Typical ownership tenure

15.8 yrs

COMMUNITY

Population	49,216
Density	2,636 / mi²
Median household income	\$92K
Average household income	\$114K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	189
Homes occupied	97%
Bachelor's or higher	27%
Poverty rate	10.1%
Unemployment	1.4%
Average temp	62°F
Annual precip	16 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.