

San Marcos Housing Report

December 2025



Median price

\$271,470

↓ **7.7%**

Compared to December 2024

Price Distribution



Active listings

↓ **13.6%**

165 in December 2025



Closed sales

↑ **9.7%**

34 in December 2025



Days on market

Days on market 111

Days to close 38

Total 149

8 days less than December 2024



Months of inventory

4.4

Compared to 4.4 in December 2024

About the data used in this report

Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among the Texas Association of REALTORS® and local REALTOR® associations throughout the state. Analysis is provided through a research agreement with the Real Estate Center at Texas A&M University.

