

Local Market Update for February 2024

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92014

Del Mar

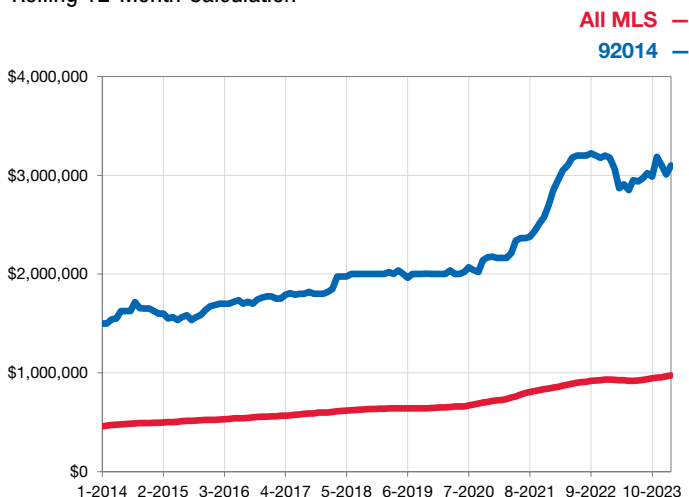
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	9	17	+ 88.9%	24	39	+ 62.5%
Pending Sales	10	8	- 20.0%	21	17	- 19.0%
Closed Sales	10	7	- 30.0%	15	13	- 13.3%
Median Sales Price*	\$2,457,500	\$2,449,000	- 0.3%	\$2,500,000	\$2,449,000	- 2.0%
Percent of Original List Price Received*	100.5%	98.7%	- 1.8%	97.0%	97.5%	+ 0.5%
Days on Market Until Sale	54	28	- 48.1%	52	29	- 44.2%
Inventory of Homes for Sale	20	32	+ 60.0%	--	--	--
Months Supply of Inventory	2.3	3.5	+ 52.2%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	5	2	- 60.0%	10	10	0.0%
Pending Sales	3	3	0.0%	6	7	+ 16.7%
Closed Sales	2	4	+ 100.0%	5	5	0.0%
Median Sales Price*	\$1,700,000	\$1,397,500	- 17.8%	\$685,000	\$1,570,000	+ 129.2%
Percent of Original List Price Received*	85.5%	101.8%	+ 19.1%	92.4%	100.9%	+ 9.2%
Days on Market Until Sale	101	25	- 75.2%	50	29	- 42.0%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	2.1	1.4	- 33.3%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

