

# Local Market Update for May 2025

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

## 92014

Del Mar

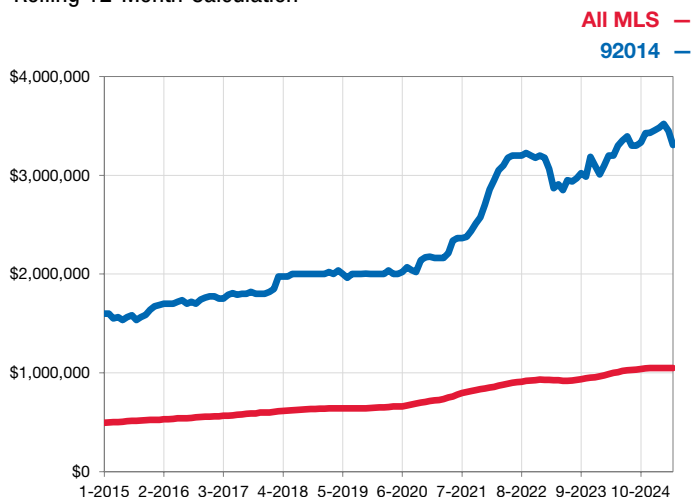
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	21	16	- 23.8%	106	90	- 15.1%
Pending Sales	11	7	- 36.4%	51	40	- 21.6%
Closed Sales	14	6	- 57.1%	44	40	- 9.1%
Median Sales Price*	\$3,827,000	\$3,140,000	- 18.0%	\$3,275,000	\$3,170,000	- 3.2%
Percent of Original List Price Received*	92.2%	95.6%	+ 3.7%	95.1%	95.1%	0.0%
Days on Market Until Sale	50	22	- 56.0%	36	39	+ 8.3%
Inventory of Homes for Sale	46	44	- 4.3%	--	--	--
Months Supply of Inventory	5.1	4.8	- 5.9%	--	--	--

\* 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.

Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	10	5	- 50.0%	32	38	+ 18.8%
Pending Sales	7	4	- 42.9%	21	17	- 19.0%
Closed Sales	4	3	- 25.0%	18	20	+ 11.1%
Median Sales Price*	\$2,187,500	\$2,360,000	+ 7.9%	\$1,635,000	\$2,117,500	+ 29.5%
Percent of Original List Price Received*	99.3%	97.5%	- 1.8%	99.8%	98.0%	- 1.8%
Days on Market Until Sale	43	36	- 16.3%	25	25	0.0%
Inventory of Homes for Sale	7	19	+ 171.4%	--	--	--
Months Supply of Inventory	1.7	5.4	+ 217.6%	--	--	--

\* 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

