

Local Market Update for February 2026

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

92014

Del Mar

Detached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	21	17	- 19.0%	40	30	- 25.0%
Pending Sales	4	9	+ 125.0%	7	17	+ 142.9%
Closed Sales	5	5	0.0%	11	10	- 9.1%
Median Sales Price*	\$3,100,000	\$4,314,300	+ 39.2%	\$3,100,000	\$3,702,500	+ 19.4%
Percent of Original List Price Received*	90.5%	90.9%	+ 0.4%	95.6%	93.5%	- 2.2%
Days on Market Until Sale	84	99	+ 17.9%	55	72	+ 30.9%
Inventory of Homes for Sale	49	30	- 38.8%	—	—	—
Months Supply of Inventory	5.3	3.5	- 34.0%	—	—	—

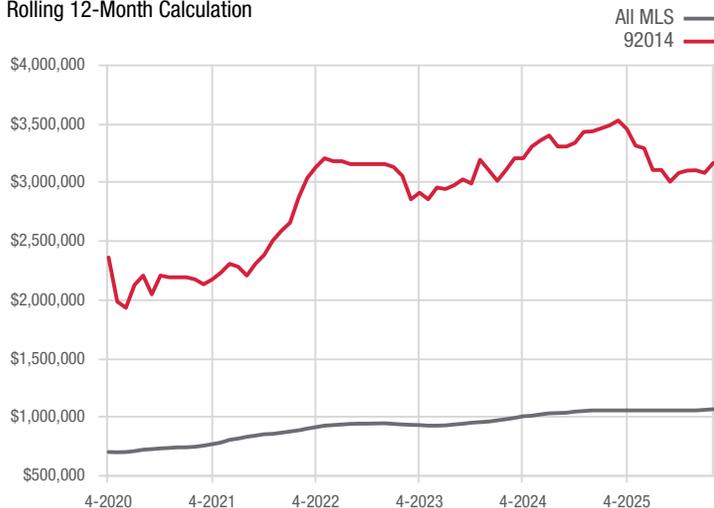
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	4	3	- 25.0%	12	9	- 25.0%
Pending Sales	6	4	- 33.3%	9	7	- 22.2%
Closed Sales	3	4	+ 33.3%	10	4	- 60.0%
Median Sales Price*	\$1,500,000	\$1,112,500	- 25.8%	\$1,856,885	\$1,112,500	- 40.1%
Percent of Original List Price Received*	96.3%	93.7%	- 2.7%	99.5%	93.7%	- 5.8%
Days on Market Until Sale	26	22	- 15.4%	24	22	- 8.3%
Inventory of Homes for Sale	6	10	+ 66.7%	—	—	—
Months Supply of Inventory	1.5	2.8	+ 86.7%	—	—	—

* 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

