

Local Market Update for February 2025

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

92014

Del Mar

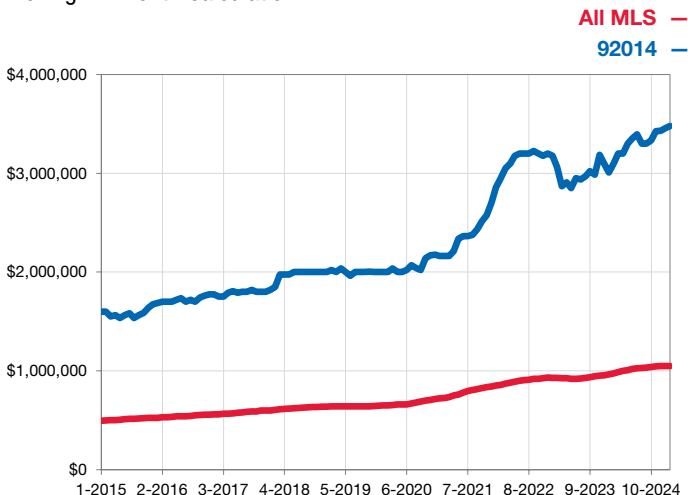
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	21	19	- 9.5%	43	35	- 18.6%
Pending Sales	8	5	- 37.5%	16	8	- 50.0%
Closed Sales	7	5	- 28.6%	13	11	- 15.4%
Median Sales Price*	\$2,449,000	\$3,100,000	+ 26.6%	\$2,449,000	\$3,100,000	+ 26.6%
Percent of Original List Price Received*	98.7%	90.5%	- 8.3%	97.5%	95.6%	- 1.9%
Days on Market Until Sale	28	84	+ 200.0%	29	55	+ 89.7%
Inventory of Homes for Sale	36	41	+ 13.9%	--	--	--
Months Supply of Inventory	4.0	4.4	+ 10.0%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	3	3	0.0%	11	10	- 9.1%
Pending Sales	3	5	+ 66.7%	6	8	+ 33.3%
Closed Sales	4	3	- 25.0%	5	10	+ 100.0%
Median Sales Price*	\$1,397,500	\$1,500,000	+ 7.3%	\$1,570,000	\$1,856,885	+ 18.3%
Percent of Original List Price Received*	101.8%	96.3%	- 5.4%	100.9%	99.5%	- 1.4%
Days on Market Until Sale	25	26	+ 4.0%	29	24	- 17.2%
Inventory of Homes for Sale	9	5	- 44.4%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

