Local Market Update for October 2025

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

92014

Del Mar

Detached	October			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	11	11	0.0%	164	169	+ 3.0%	
Pending Sales	5	8	+ 60.0%	102	77	- 24.5%	
Closed Sales	8	12	+ 50.0%	102	77	- 24.5%	
Median Sales Price*	\$4,142,500	\$4,422,500	+ 6.8%	\$3,370,000	\$3,012,500	- 10.6%	
Percent of Original List Price Received*	95.1%	90.4%	- 4.9%	95.0%	93.9%	- 1.2%	
Days on Market Until Sale	38	77	+ 102.6%	39	50	+ 28.2%	
Inventory of Homes for Sale	34	43	+ 26.5%				
Months Supply of Inventory	3.7	5.4	+ 45.9%				

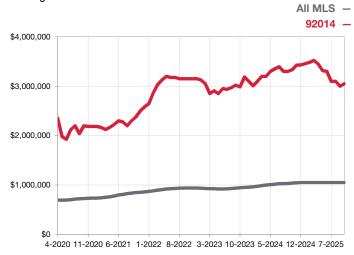
^{*} Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	1	3	+ 200.0%	55	64	+ 16.4%	
Pending Sales	3	3	0.0%	41	39	- 4.9%	
Closed Sales	4	6	+ 50.0%	43	42	- 2.3%	
Median Sales Price*	\$1,812,500	\$2,187,500	+ 20.7%	\$1,650,000	\$2,105,000	+ 27.6%	
Percent of Original List Price Received*	97.2%	90.8%	- 6.6%	98.5%	96.1%	- 2.4%	
Days on Market Until Sale	60	47	- 21.7%	27	37	+ 37.0%	
Inventory of Homes for Sale	5	10	+ 100.0%				
Months Supply of Inventory	1.2	2.5	+ 108.3%				

^{*} 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

