

Local Market Update for April 2025

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

92014

Del Mar

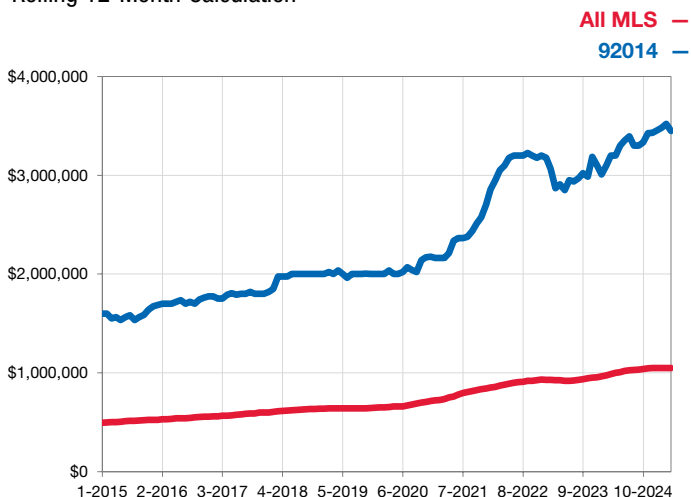
| Detached | April | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 4-2024 | Thru 4-2025 | Percent Change |
| New Listings | 21 | 19 | - 9.5% | 85 | 74 | - 12.9% |
| Pending Sales | 15 | 10 | - 33.3% | 40 | 33 | - 17.5% |
| Closed Sales | 9 | 15 | + 66.7% | 30 | 34 | + 13.3% |
| Median Sales Price* | \$3,700,000 | \$2,828,000 | - 23.6% | \$2,715,000 | \$3,170,000 | + 16.8% |
| Percent of Original List Price Received* | 95.8% | 93.1% | - 2.8% | 96.4% | 95.0% | - 1.5% |
| Days on Market Until Sale | 28 | 39 | + 39.3% | 29 | 42 | + 44.8% |
| Inventory of Homes for Sale | 42 | 41 | - 2.4% | -- | -- | -- |
| Months Supply of Inventory | 4.7 | 4.4 | - 6.4% | -- | -- | -- |

* 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 | April | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 4-2024 | Thru 4-2025 | Percent Change |
| New Listings | 5 | 9 | + 80.0% | 22 | 32 | + 45.5% |
| Pending Sales | 5 | 1 | - 80.0% | 14 | 13 | - 7.1% |
| Closed Sales | 5 | 2 | - 60.0% | 14 | 17 | + 21.4% |
| Median Sales Price* | \$1,059,000 | \$1,534,500 | + 44.9% | \$1,615,000 | \$2,110,000 | + 30.7% |
| Percent of Original List Price Received* | 98.9% | 93.4% | - 5.6% | 99.9% | 98.1% | - 1.8% |
| Days on Market Until Sale | 14 | 44 | + 214.3% | 20 | 23 | + 15.0% |
| Inventory of Homes for Sale | 8 | 20 | + 150.0% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 5.3 | + 165.0% | -- | -- | -- |

* 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

