

Local Market Update for July 2025

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

92014

Del Mar

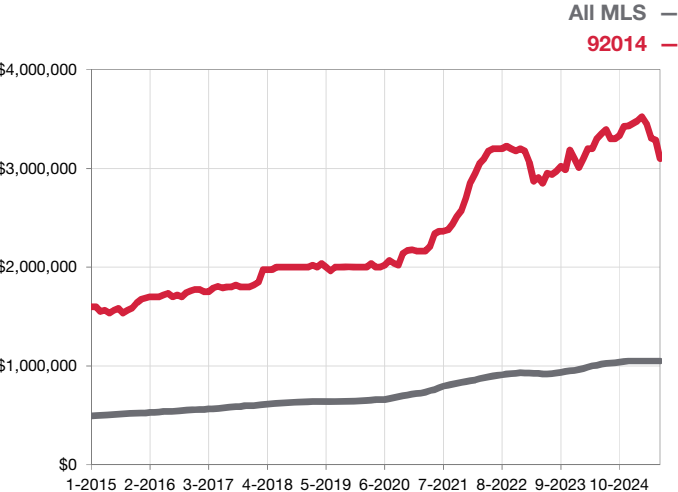
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	13	18	+ 38.5%	146	126	- 13.7%
Pending Sales	14	10	- 28.6%	74	52	- 29.7%
Closed Sales	13	3	- 76.9%	67	48	- 28.4%
Median Sales Price*	\$3,500,000	\$2,350,000	- 32.9%	\$3,447,500	\$3,097,500	- 10.2%
Percent of Original List Price Received*	97.1%	93.6%	- 3.6%	95.1%	95.0%	- 0.1%
Days on Market Until Sale	28	61	+ 117.9%	35	41	+ 17.1%
Inventory of Homes for Sale	42	47	+ 11.9%	--	--	--
Months Supply of Inventory	4.7	5.8	+ 23.4%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	7	11	+ 57.1%	44	57	+ 29.5%
Pending Sales	3	6	+ 100.0%	28	25	- 10.7%
Closed Sales	3	3	0.0%	27	26	- 3.7%
Median Sales Price*	\$1,800,001	\$1,535,000	- 14.7%	\$1,620,000	\$2,117,500	+ 30.7%
Percent of Original List Price Received*	96.3%	91.2%	- 5.3%	99.1%	97.0%	- 2.1%
Days on Market Until Sale	26	60	+ 130.8%	23	31	+ 34.8%
Inventory of Homes for Sale	10	22	+ 120.0%	--	--	--
Months Supply of Inventory	2.5	5.6	+ 124.0%	--	--	--

* 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

