

Local Market Update for September 2025

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

92014

Del Mar

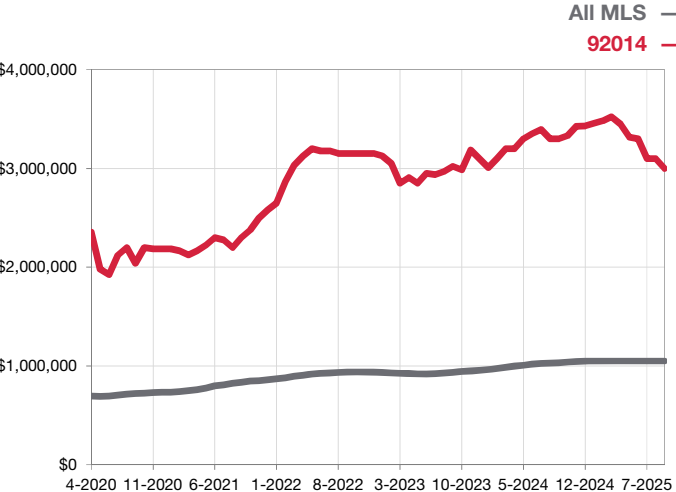
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	14	14	0.0%	121	157	+ 29.8%
Pending Sales	8	8	0.0%	97	67	- 30.9%
Closed Sales	15	4	- 73.3%	94	64	- 31.9%
Median Sales Price*	\$3,315,000	\$2,532,500	- 23.6%	\$3,307,500	\$2,995,000	- 9.4%
Percent of Original List Price Received*	93.4%	96.3%	+ 3.1%	95.0%	94.5%	- 0.5%
Days on Market Until Sale	59	46	- 22.0%	39	45	+ 15.4%
Inventory of Homes for Sale	23	48	+ 108.7%	--	--	--
Months Supply of Inventory	2.4	6.4	+ 166.7%	--	--	--

* 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.

Attached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	5	1	- 80.0%	45	61	+ 35.6%
Pending Sales	5	5	0.0%	38	36	- 5.3%
Closed Sales	7	3	- 57.1%	39	35	- 10.3%
Median Sales Price*	\$2,375,000	\$2,495,000	+ 5.1%	\$1,650,000	\$2,087,769	+ 26.5%
Percent of Original List Price Received*	97.8%	91.7%	- 6.2%	98.7%	96.9%	- 1.8%
Days on Market Until Sale	34	65	+ 91.2%	23	36	+ 56.5%
Inventory of Homes for Sale	8	10	+ 25.0%	--	--	--
Months Supply of Inventory	1.9	2.5	+ 31.6%	--	--	--

* 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

