

Local Market Update for June 2025

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

92014

Del Mar

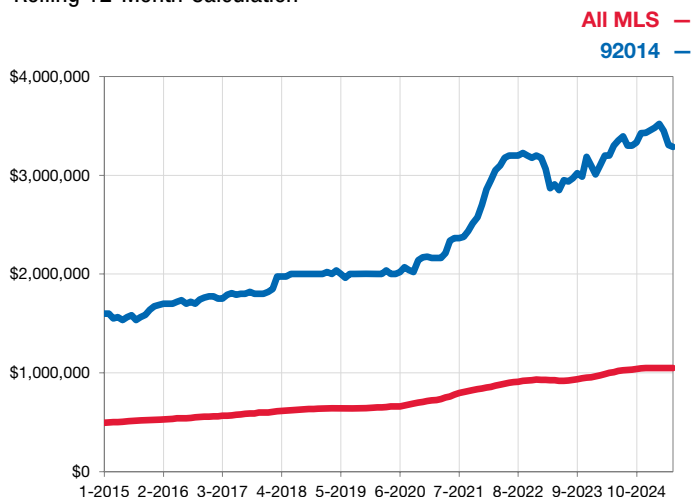
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	27	11	- 59.3%	133	105	- 21.1%
Pending Sales	9	4	- 55.6%	60	43	- 28.3%
Closed Sales	10	5	- 50.0%	54	45	- 16.7%
Median Sales Price*	\$3,830,250	\$3,745,000	- 2.2%	\$3,373,750	\$3,240,000	- 4.0%
Percent of Original List Price Received*	92.5%	95.1%	+ 2.8%	94.6%	95.1%	+ 0.5%
Days on Market Until Sale	38	42	+ 10.5%	36	39	+ 8.3%
Inventory of Homes for Sale	49	51	+ 4.1%	--	--	--
Months Supply of Inventory	5.4	5.9	+ 9.3%	--	--	--

* 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.

Attached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	5	6	+ 20.0%	37	44	+ 18.9%
Pending Sales	4	0	- 100.0%	25	19	- 24.0%
Closed Sales	6	3	- 50.0%	24	23	- 4.2%
Median Sales Price*	\$1,218,000	\$2,244,000	+ 84.2%	\$1,615,000	\$2,125,000	+ 31.6%
Percent of Original List Price Received*	98.6%	96.2%	- 2.4%	99.5%	97.8%	- 1.7%
Days on Market Until Sale	13	41	+ 215.4%	22	27	+ 22.7%
Inventory of Homes for Sale	6	19	+ 216.7%	--	--	--
Months Supply of Inventory	1.5	5.2	+ 246.7%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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

