

Local Market Update for March 2025

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

92014

Del Mar

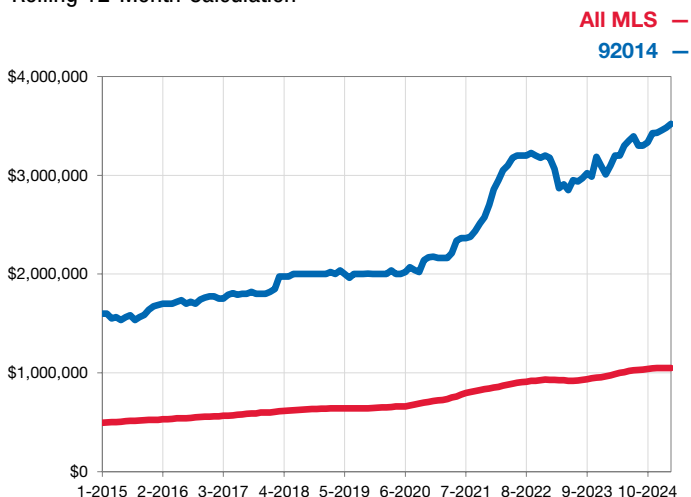
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	21	17	- 19.0%	64	55	- 14.1%
Pending Sales	9	16	+ 77.8%	25	24	- 4.0%
Closed Sales	8	8	0.0%	21	19	- 9.5%
Median Sales Price*	\$2,925,000	\$3,722,500	+ 27.3%	\$2,550,000	\$3,450,000	+ 35.3%
Percent of Original List Price Received*	95.5%	97.7%	+ 2.3%	96.7%	96.5%	- 0.2%
Days on Market Until Sale	32	29	- 9.4%	30	44	+ 46.7%
Inventory of Homes for Sale	44	38	- 13.6%	--	--	--
Months Supply of Inventory	4.9	3.8	- 22.4%	--	--	--

* 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.

Townhouse-Condo	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	6	9	+ 50.0%	17	21	+ 23.5%
Pending Sales	3	3	0.0%	9	12	+ 33.3%
Closed Sales	4	4	0.0%	9	14	+ 55.6%
Median Sales Price*	\$1,642,500	\$2,157,500	+ 31.4%	\$1,620,000	\$2,098,885	+ 29.6%
Percent of Original List Price Received*	99.8%	97.8%	- 2.0%	100.5%	99.0%	- 1.5%
Days on Market Until Sale	16	17	+ 6.3%	23	22	- 4.3%
Inventory of Homes for Sale	11	11	0.0%	--	--	--
Months Supply of Inventory	2.6	2.7	+ 3.8%	--	--	--

* 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

