Local Market Update for June 2026

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

92014

Del Mar

Detached	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	13	**17**	+ 30.8%	108	**108**	0.0%
Pending Sales	3	**12**	+ 300.0%	42	**63**	+ 50.0%
Closed Sales	5	**14**	+ 180.0%	45	**59**	+ 31.1%
Median Sales Price*	$3,745,000	**$4,125,000**	+ 10.1%	$3,240,000	**$3,950,000**	+ 21.9%
Percent of Original List Price Received*	95.1%	**96.6%**	+ 1.6%	95.1%	**96.1%**	+ 1.1%
Days on Market Until Sale	42	**52**	+ 23.8%	39	**48**	+ 23.1%
Inventory of Homes for Sale	56	**37**	- 33.9%	—	—	—
Months Supply of Inventory	6.7	**3.9**	- 41.8%	—	—	—

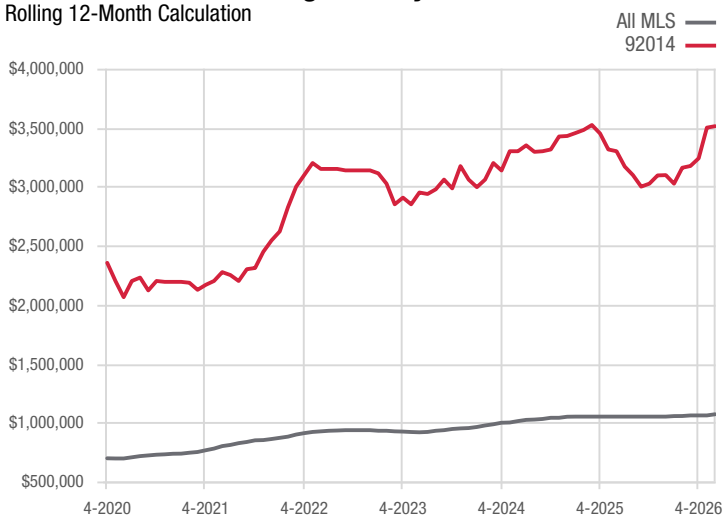
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	8	**10**	+ 25.0%	46	**43**	- 6.5%
Pending Sales	0	**2**	—	18	**21**	+ 16.7%
Closed Sales	3	**4**	+ 33.3%	22	**20**	- 9.1%
Median Sales Price*	$2,244,000	**$2,655,000**	+ 18.3%	$2,117,500	**$1,397,500**	- 34.0%
Percent of Original List Price Received*	96.2%	**96.6%**	+ 0.4%	97.8%	**94.9%**	- 3.0%
Days on Market Until Sale	41	**114**	+ 178.0%	27	**68**	+ 151.9%
Inventory of Homes for Sale	22	**15**	- 31.8%	—	—	—
Months Supply of Inventory	6.2	**3.9**	- 37.1%	—	—	—

* 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.

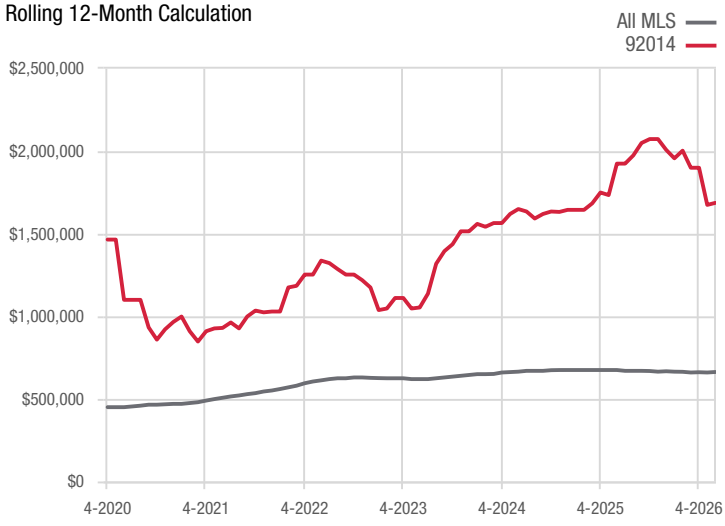
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of July 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.