Local Market Update for July 2026

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

92014

Del Mar

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	18	**17**	- 5.6%	126	**125**	- 0.8%
Pending Sales	9	**11**	+ 22.2%	51	**73**	+ 43.1%
Closed Sales	3	**10**	+ 233.3%	48	**69**	+ 43.8%
Median Sales Price*	$2,350,000	**$3,825,000**	+ 62.8%	$3,097,500	**$3,900,000**	+ 25.9%
Percent of Original List Price Received*	93.6%	**100.3%**	+ 7.2%	95.0%	**96.7%**	+ 1.8%
Days on Market Until Sale	61	**48**	- 21.3%	41	**48**	+ 17.1%
Inventory of Homes for Sale	49	**37**	- 24.5%	—	—	—
Months Supply of Inventory	6.1	**3.9**	- 36.1%	—	—	—

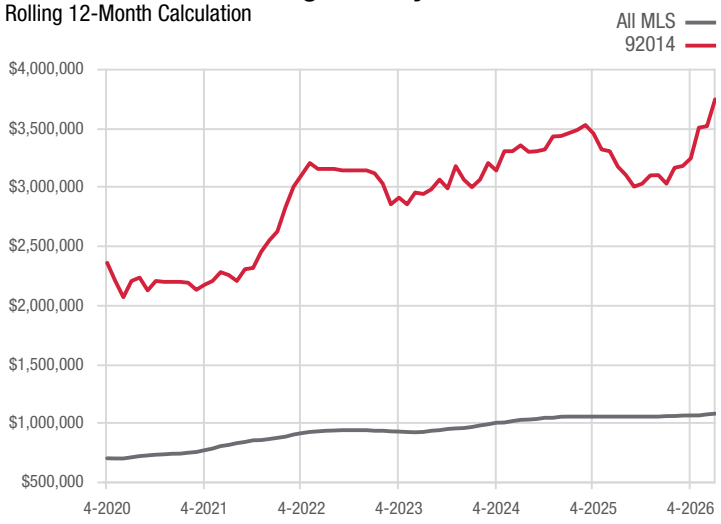
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	11	**5**	- 54.5%	57	**49**	- 14.0%
Pending Sales	6	**7**	+ 16.7%	24	**28**	+ 16.7%
Closed Sales	3	**4**	+ 33.3%	25	**24**	- 4.0%
Median Sales Price*	$1,535,000	**$1,882,500**	+ 22.6%	$2,110,000	**$1,424,500**	- 32.5%
Percent of Original List Price Received*	91.2%	**100.4%**	+ 10.1%	97.0%	**95.8%**	- 1.2%
Days on Market Until Sale	60	**52**	- 13.3%	31	**65**	+ 109.7%
Inventory of Homes for Sale	24	**14**	- 41.7%	—	—	—
Months Supply of Inventory	6.3	**3.6**	- 42.9%	—	—	—

* 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.

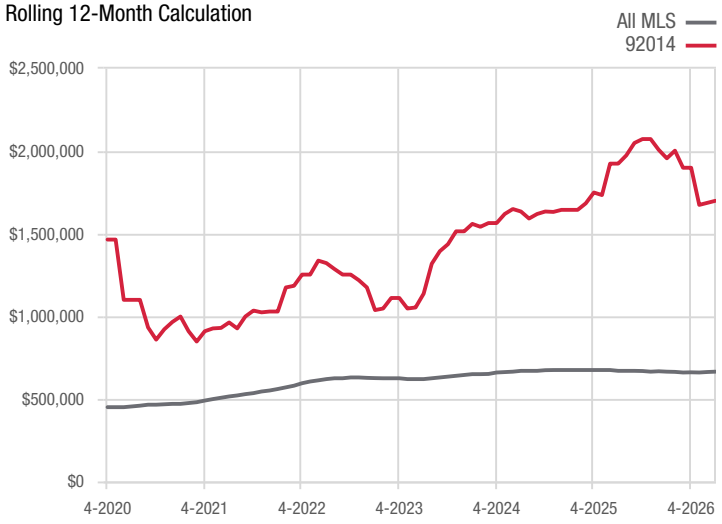
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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