Local Market Update for August 2026

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

92014

Del Mar

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	16	**9**	- 43.8%	141	**137**	- 2.8%
Pending Sales	8	**8**	0.0%	59	**84**	+ 42.4%
Closed Sales	12	**14**	+ 16.7%	60	**85**	+ 41.7%
Median Sales Price*	$2,725,000	**$3,900,000**	+ 43.1%	$3,000,000	**$3,900,000**	+ 30.0%
Percent of Original List Price Received*	90.9%	**94.7%**	+ 4.2%	94.2%	**96.6%**	+ 2.5%
Days on Market Until Sale	55	**51**	- 7.3%	43	**48**	+ 11.6%
Inventory of Homes for Sale	47	**27**	- 42.6%	—	**—**	—
Months Supply of Inventory	6.3	**2.8**	- 55.6%	—	**—**	—

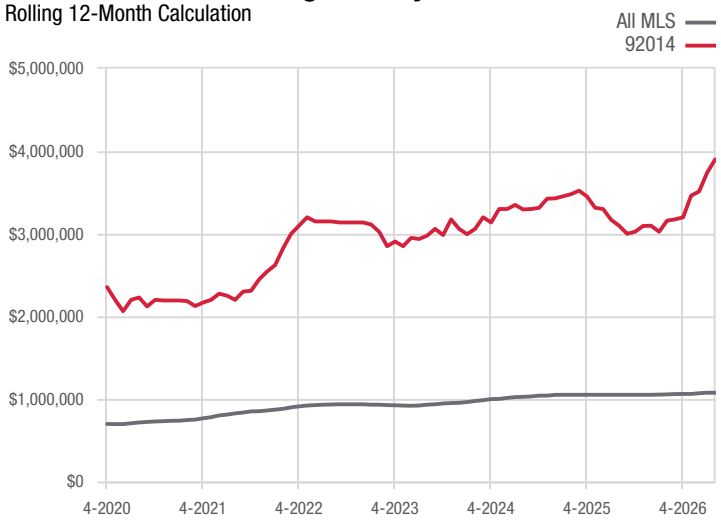
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	4	**6**	+ 50.0%	60	**55**	- 8.3%
Pending Sales	6	**4**	- 33.3%	30	**31**	+ 3.3%
Closed Sales	6	**4**	- 33.3%	31	**28**	- 9.7%
Median Sales Price*	$1,900,000	**$1,945,000**	+ 2.4%	$1,900,000	**$1,469,500**	- 22.7%
Percent of Original List Price Received*	98.6%	**97.1%**	- 1.5%	97.3%	**96.0%**	- 1.3%
Days on Market Until Sale	41	**43**	+ 4.9%	33	**62**	+ 87.9%
Inventory of Homes for Sale	18	**14**	- 22.2%	—	**—**	—
Months Supply of Inventory	4.6	**3.8**	- 17.4%	—	**—**	—

* 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.

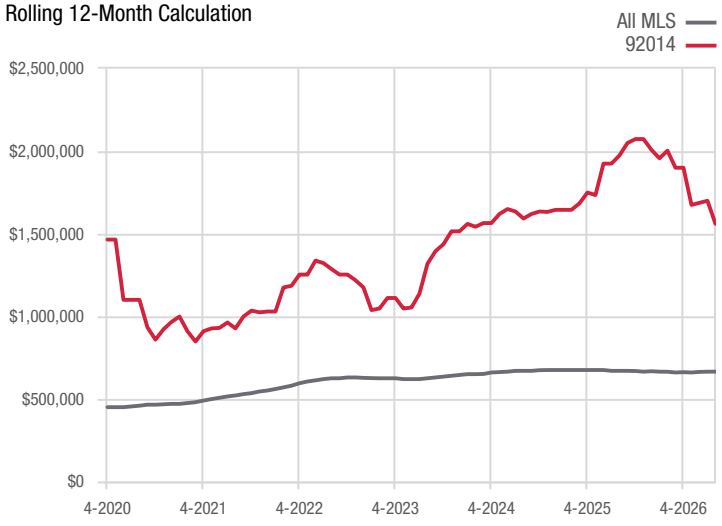
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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