Local Market Update for October 2026

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

92014

Del Mar

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	10	**11**	+ 10.0%	166	**159**	- 4.2%
Pending Sales	10	**6**	- 40.0%	78	**94**	+ 20.5%
Closed Sales	11	**5**	- 54.5%	76	**97**	+ 27.6%
Median Sales Price*	$4,545,000	**$4,300,000**	- 5.4%	$3,000,000	**$4,006,865**	+ 33.6%
Percent of Original List Price Received*	90.2%	**95.5%**	+ 5.9%	93.8%	**96.4%**	+ 2.8%
Days on Market Until Sale	82	**57**	- 30.5%	49	**50**	+ 2.0%
Inventory of Homes for Sale	42	**29**	- 31.0%	—	—	—
Months Supply of Inventory	5.3	**3.2**	- 39.6%	—	—	—

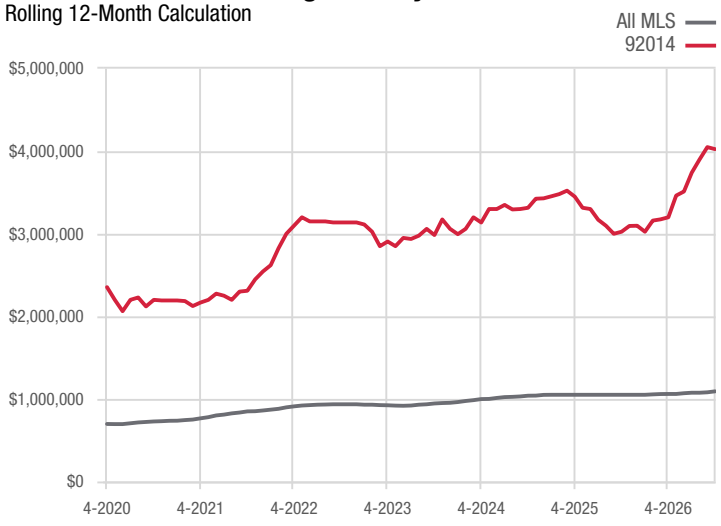
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**6**	+ 50.0%	66	**68**	+ 3.0%
Pending Sales	3	**1**	- 66.7%	39	**39**	0.0%
Closed Sales	7	**4**	- 42.9%	42	**37**	- 11.9%
Median Sales Price*	$2,150,000	**$1,316,282**	- 38.8%	$2,093,885	**$1,449,000**	- 30.8%
Percent of Original List Price Received*	91.4%	**90.4%**	- 1.1%	96.0%	**95.5%**	- 0.5%
Days on Market Until Sale	44	**45**	+ 2.3%	37	**55**	+ 48.6%
Inventory of Homes for Sale	13	**10**	- 23.1%	—	—	—
Months Supply of Inventory	3.3	**2.8**	- 15.2%	—	—	—

* 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.

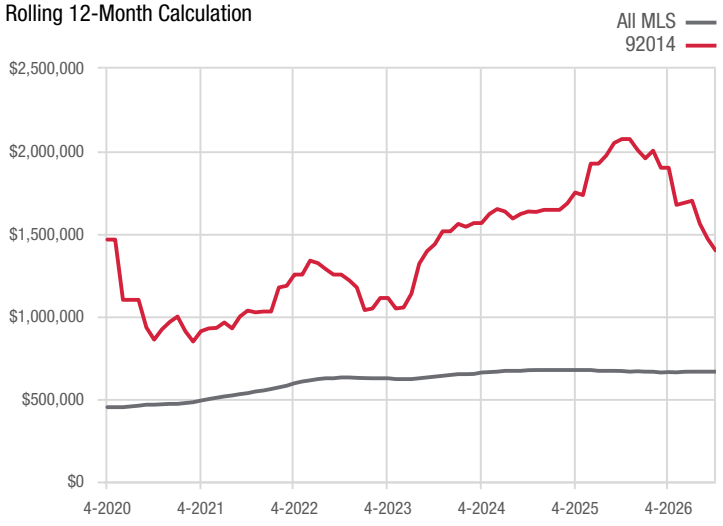
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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