

Local Market Update for May 2026

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

92014

Del Mar

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	17	13	- 23.5%	95	89	- 6.3%
Pending Sales	7	12	+ 71.4%	39	51	+ 30.8%
Closed Sales	6	9	+ 50.0%	40	45	+ 12.5%
Median Sales Price*	\$3,140,000	\$4,050,000	+ 29.0%	\$3,170,000	\$3,900,000	+ 23.0%
Percent of Original List Price Received*	95.6%	98.8%	+ 3.3%	95.1%	96.0%	+ 0.9%
Days on Market Until Sale	22	23	+ 4.5%	39	46	+ 17.9%
Inventory of Homes for Sale	50	39	- 22.0%	—	—	—
Months Supply of Inventory	5.6	4.5	- 19.6%	—	—	—

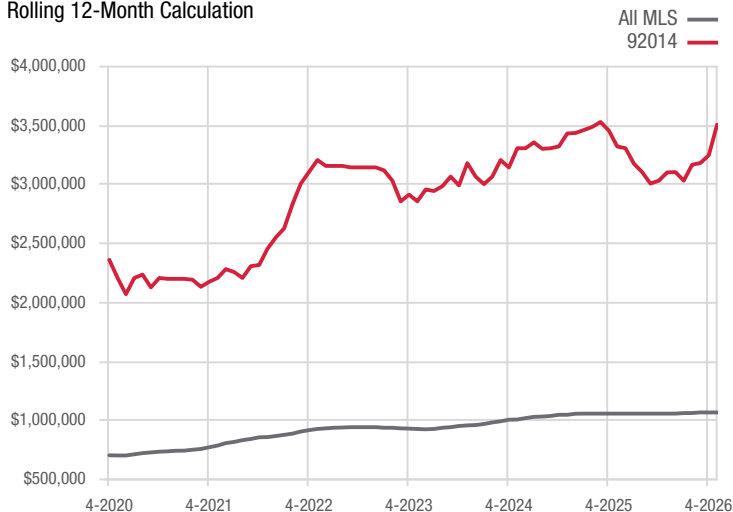
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	5	7	+ 40.0%	38	32	- 15.8%
Pending Sales	5	4	- 20.0%	18	19	+ 5.6%
Closed Sales	3	5	+ 66.7%	19	16	- 15.8%
Median Sales Price*	\$2,360,000	\$1,395,000	- 40.9%	\$2,110,000	\$1,347,500	- 36.1%
Percent of Original List Price Received*	97.5%	97.5%	0.0%	98.0%	94.5%	- 3.6%
Days on Market Until Sale	36	106	+ 194.4%	25	56	+ 124.0%
Inventory of Homes for Sale	18	15	- 16.7%	—	—	—
Months Supply of Inventory	5.0	3.8	- 24.0%	—	—	—

* 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

