

Local Market Update for April 2026

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

92014

Del Mar

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	20	27	+ 35.0%	80	76	- 5.0%
Pending Sales	9	12	+ 33.3%	32	37	+ 15.6%
Closed Sales	15	14	- 6.7%	34	36	+ 5.9%
Median Sales Price*	\$2,828,000	\$3,494,365	+ 23.6%	\$3,170,000	\$3,702,500	+ 16.8%
Percent of Original List Price Received*	93.1%	97.7%	+ 4.9%	95.0%	95.2%	+ 0.2%
Days on Market Until Sale	39	33	- 15.4%	42	52	+ 23.8%
Inventory of Homes for Sale	49	44	- 10.2%	—	—	—
Months Supply of Inventory	5.3	5.3	0.0%	—	—	—

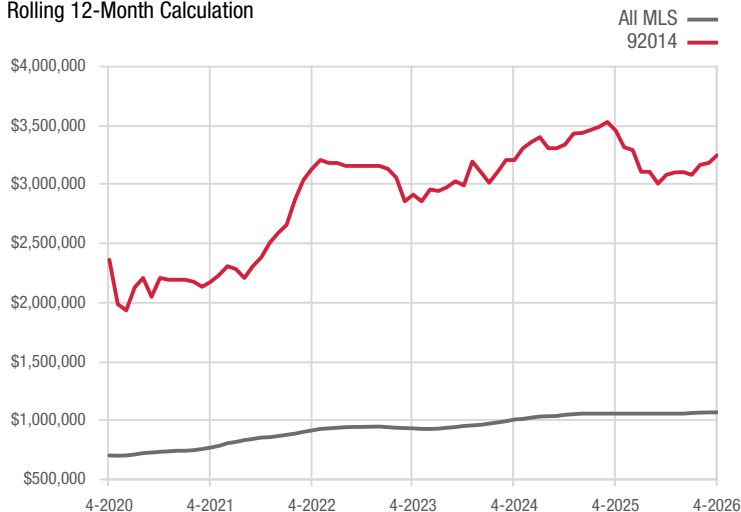
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	9	5	- 44.4%	34	23	- 32.4%
Pending Sales	2	4	+ 100.0%	14	14	0.0%
Closed Sales	2	1	- 50.0%	17	11	- 35.3%
Median Sales Price*	\$1,534,500	\$2,050,000	+ 33.6%	\$2,110,000	\$1,300,000	- 38.4%
Percent of Original List Price Received*	93.4%	97.7%	+ 4.6%	98.1%	93.1%	- 5.1%
Days on Market Until Sale	44	3	- 93.2%	23	34	+ 47.8%
Inventory of Homes for Sale	21	14	- 33.3%	—	—	—
Months Supply of Inventory	5.5	3.5	- 36.4%	—	—	—

* 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

