

Local Market Update for March 2026

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

92014

Del Mar

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	20	16	- 20.0%	60	47	- 21.7%
Pending Sales	16	9	- 43.8%	23	25	+ 8.7%
Closed Sales	8	12	+ 50.0%	19	22	+ 15.8%
Median Sales Price*	\$3,722,500	\$3,912,500	+ 5.1%	\$3,450,000	\$3,702,500	+ 7.3%
Percent of Original List Price Received*	97.7%	93.8%	- 4.0%	96.5%	93.7%	- 2.9%
Days on Market Until Sale	29	57	+ 96.6%	44	64	+ 45.5%
Inventory of Homes for Sale	44	35	- 20.5%	—	—	—
Months Supply of Inventory	4.5	4.4	- 2.2%	—	—	—

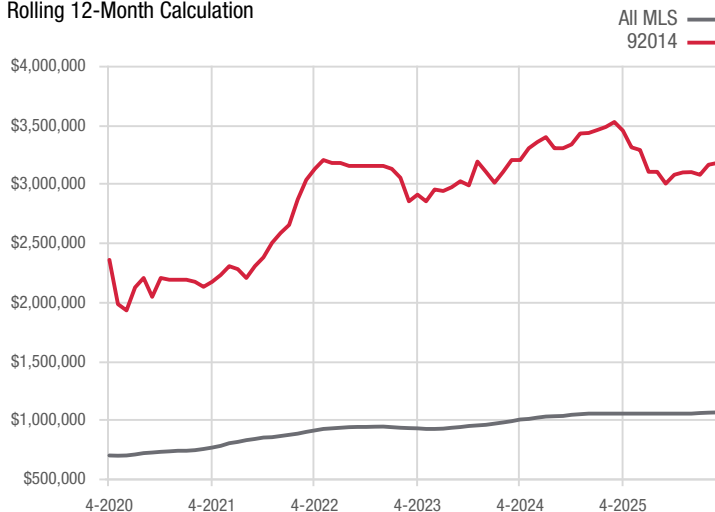
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	13	6	- 53.8%	25	15	- 40.0%
Pending Sales	3	3	0.0%	12	10	- 16.7%
Closed Sales	5	5	0.0%	15	10	- 33.3%
Median Sales Price*	\$2,190,000	\$1,300,000	- 40.6%	\$2,110,000	\$1,262,500	- 40.2%
Percent of Original List Price Received*	97.2%	94.7%	- 2.6%	98.8%	92.7%	- 6.2%
Days on Market Until Sale	14	47	+ 235.7%	21	37	+ 76.2%
Inventory of Homes for Sale	15	13	- 13.3%	—	—	—
Months Supply of Inventory	3.7	3.4	- 8.1%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

