

# Local Market Update for November 2025

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

## 92014

Del Mar

Detached	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	8	8	0.0%	173	177	+ 2.3%
Pending Sales	11	7	- 36.4%	113	86	- 23.9%
Closed Sales	6	8	+ 33.3%	108	85	- 21.3%
Median Sales Price*	\$4,822,500	<b>\$4,212,500</b>	- 12.6%	\$3,429,374	<b>\$3,085,000</b>	- 10.0%
Percent of Original List Price Received*	96.8%	<b>88.5%</b>	- 8.6%	95.1%	<b>93.4%</b>	- 1.8%
Days on Market Until Sale	24	<b>106</b>	+ 341.7%	38	<b>55</b>	+ 44.7%
Inventory of Homes for Sale	28	<b>37</b>	+ 32.1%	--	--	--
Months Supply of Inventory	2.9	<b>4.8</b>	+ 65.5%	--	--	--

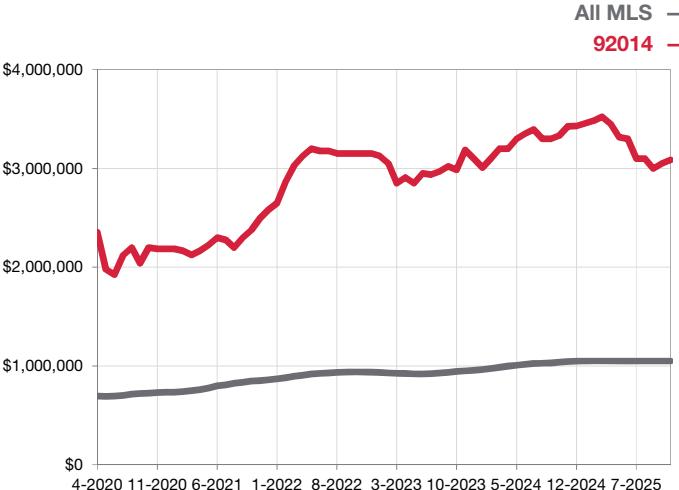
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	5	1	- 80.0%	60	66	+ 10.0%
Pending Sales	3	1	- 66.7%	44	40	- 9.1%
Closed Sales	2	2	0.0%	45	44	- 2.2%
Median Sales Price*	\$1,267,500	<b>\$1,278,000</b>	+ 0.8%	\$1,645,000	<b>\$2,093,885</b>	+ 27.3%
Percent of Original List Price Received*	92.7%	<b>99.0%</b>	+ 6.8%	98.3%	<b>96.2%</b>	- 2.1%
Days on Market Until Sale	80	<b>63</b>	- 21.3%	29	<b>38</b>	+ 31.0%
Inventory of Homes for Sale	5	<b>10</b>	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	<b>2.6</b>	+ 116.7%	--	--	--

\* 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

