

Local Market Update for December 2025

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

92014

Del Mar

Detached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	4	4	0.0%	183	171	- 6.6%
Pending Sales	7	7	0.0%	120	93	- 22.5%
Closed Sales	8	6	- 25.0%	116	91	- 21.6%
Median Sales Price*	\$3,300,000	\$3,955,000	+ 19.8%	\$3,429,374	\$3,097,500	- 9.7%
Percent of Original List Price Received*	86.5%	90.8%	+ 5.0%	94.5%	93.2%	- 1.4%
Days on Market Until Sale	57	92	+ 61.4%	39	58	+ 48.7%
Inventory of Homes for Sale	23	21	- 8.7%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--

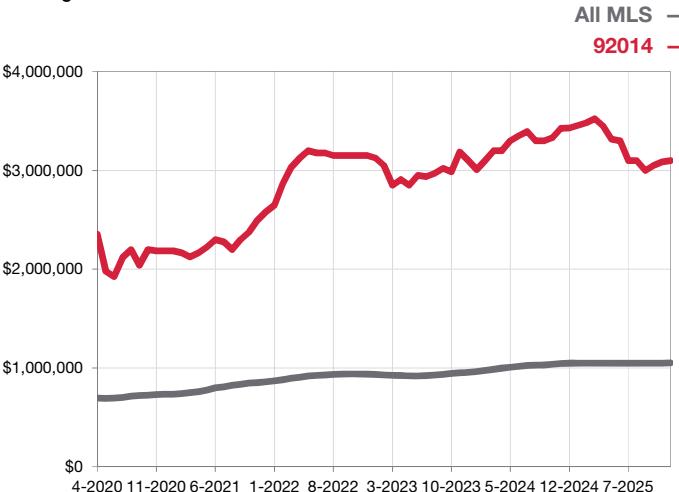
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	2	2	0.0%	62	66	+ 6.5%
Pending Sales	2	1	- 50.0%	46	42	- 8.7%
Closed Sales	0	2	--	45	46	+ 2.2%
Median Sales Price*	\$0	\$934,000	--	\$1,645,000	\$2,073,760	+ 26.1%
Percent of Original List Price Received*	0.0%	85.4%	--	98.3%	95.8%	- 2.5%
Days on Market Until Sale	0	100	--	29	41	+ 41.4%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.0	1.8	+ 80.0%	--	--	--

* 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

