

Local Market Update for November 2025

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

92014

Del Mar

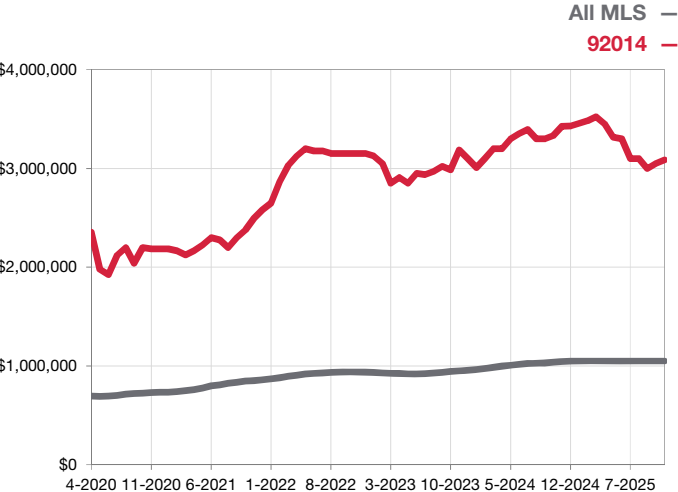
Detached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	8	8	0.0%	173	177	+ 2.3%
Pending Sales	11	7	- 36.4%	113	86	- 23.9%
Closed Sales	6	8	+ 33.3%	108	85	- 21.3%
Median Sales Price*	\$4,822,500	\$4,212,500	- 12.6%	\$3,429,374	\$3,085,000	- 10.0%
Percent of Original List Price Received*	96.8%	88.5%	- 8.6%	95.1%	93.4%	- 1.8%
Days on Market Until Sale	24	106	+ 341.7%	38	55	+ 44.7%
Inventory of Homes for Sale	28	37	+ 32.1%	--	--	--
Months Supply of Inventory	2.9	4.8	+ 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		
Key Metrics	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	\$1,278,000	+ 0.8%	\$1,645,000	\$2,093,885	+ 27.3%
Percent of Original List Price Received*	92.7%	99.0%	+ 6.8%	98.3%	96.2%	- 2.1%
Days on Market Until Sale	80	63	- 21.3%	29	38	+ 31.0%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	1.2	2.6	+ 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

