

Local Market Update for January 2026

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

92014

Del Mar

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		19	13	- 31.6%	19	13	- 31.6%
Pending Sales		3	8	+ 166.7%	3	8	+ 166.7%
Closed Sales		6	5	- 16.7%	6	5	- 16.7%
Median Sales Price*		\$3,320,000	\$2,325,000	- 30.0%	\$3,320,000	\$2,325,000	- 30.0%
Percent of Original List Price Received*		100.0%	96.1%	- 3.9%	100.0%	96.1%	- 3.9%
Days on Market Until Sale		30	45	+ 50.0%	30	45	+ 50.0%
Inventory of Homes for Sale		35	27	- 22.9%	--	--	--
Months Supply of Inventory		3.7	3.3	- 10.8%	--	--	--

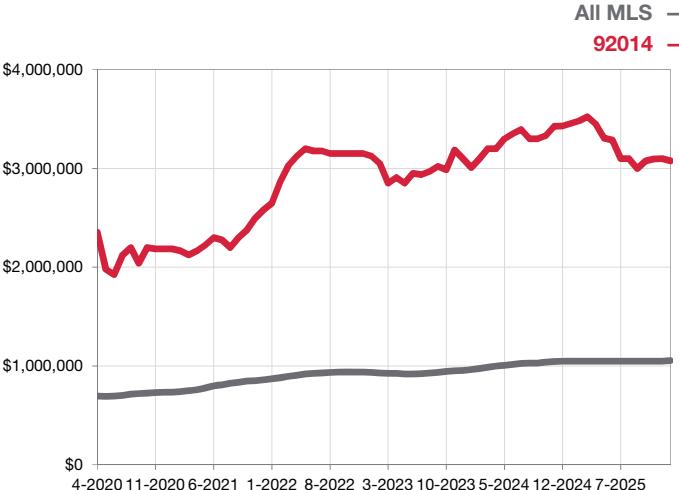
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		8	5	- 37.5%	8	5	- 37.5%
Pending Sales		3	3	0.0%	3	3	0.0%
Closed Sales		7	0	- 100.0%	7	0	- 100.0%
Median Sales Price*		\$2,087,769	\$0	- 100.0%	\$2,087,769	\$0	- 100.0%
Percent of Original List Price Received*		100.9%	0.0%	- 100.0%	100.9%	0.0%	- 100.0%
Days on Market Until Sale		23	0	- 100.0%	23	0	- 100.0%
Inventory of Homes for Sale		9	11	+ 22.2%	--	--	--
Months Supply of Inventory		2.3	2.9	+ 26.1%	--	--	--

* 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

