

Local Market Update for April 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92014 - Del Mar

North San Diego County

Detached Single-Family

Key Metrics	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	20	29	+ 45.0%	209	196	- 6.2%
Pending Sales	9	13	+ 44.4%	113	103	- 8.8%
Closed Sales	15	15	0.0%	121	99	- 18.2%
Days on Market Until Sale	31	31	0.0%	38	48	+ 26.3%
Median Sales Price*	\$2,828,000	\$3,000,000	+ 6.1%	\$3,448,750	\$3,175,000	- 7.9%
Average Sales Price*	\$3,265,200	\$4,312,515	+ 32.1%	\$4,327,091	\$4,560,928	+ 5.4%
Percent of Original List Price Received*	93.1%	98.6%	+ 5.9%	94.2%	93.7%	- 0.5%
Percent of List Price Received*	97.6%	100.0%	+ 2.5%	96.5%	96.3%	- 0.2%
Inventory of Homes for Sale	55	49	- 10.9%	--	--	--
Months Supply of Inventory	5.8	5.7	- 1.7%	--	--	--

* 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.

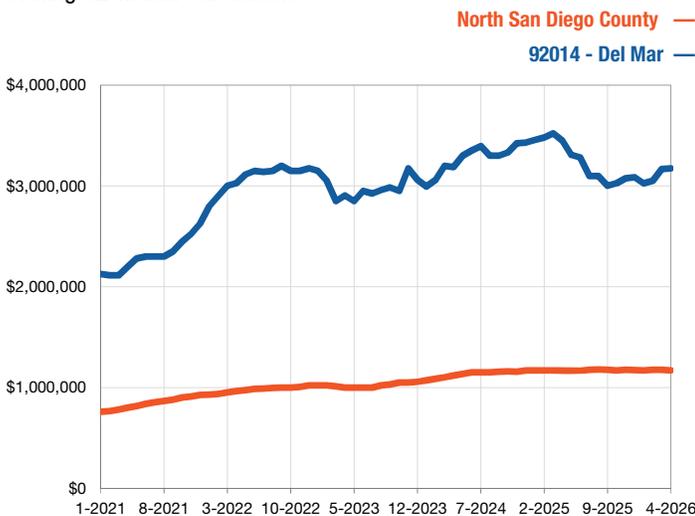
Attached Single-Family

Key Metrics	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	9	3	- 66.7%	77	50	- 35.1%
Pending Sales	2	3	+ 50.0%	46	41	- 10.9%
Closed Sales	2	1	- 50.0%	48	39	- 18.8%
Days on Market Until Sale	41	0	- 100.0%	22	39	+ 77.3%
Median Sales Price*	\$1,534,500	\$2,050,000	+ 33.6%	\$1,775,001	\$1,900,000	+ 7.0%
Average Sales Price*	\$1,534,500	\$2,050,000	+ 33.6%	\$1,910,141	\$1,840,455	- 3.6%
Percent of Original List Price Received*	93.4%	97.7%	+ 4.6%	97.7%	94.4%	- 3.4%
Percent of List Price Received*	96.7%	97.7%	+ 1.0%	98.9%	97.6%	- 1.3%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	6.0	2.4	- 60.0%	--	--	--

* 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 – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

