

Local Market Update for November 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92014 - Del Mar

North San Diego County

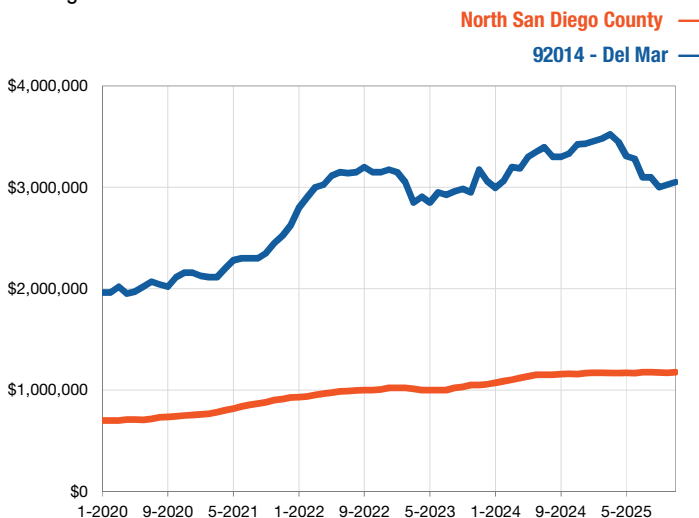
Detached Single-Family	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	9	8	- 11.1%	209	190	- 9.1%
Pending Sales	11	8	- 27.3%	117	97	- 17.1%
Closed Sales	6	7	+ 16.7%	112	95	- 15.2%
Days on Market Until Sale	24	62	+ 158.3%	34	43	+ 26.5%
Median Sales Price*	\$4,822,500	\$4,375,000	- 9.3%	\$3,425,000	\$3,050,000	- 10.9%
Average Sales Price*	\$4,406,667	\$4,618,750	+ 4.8%	\$4,198,101	\$4,402,865	+ 4.9%
Percent of Original List Price Received*	96.8%	90.0%	- 7.0%	95.3%	93.1%	- 2.3%
Percent of List Price Received*	97.1%	92.4%	- 4.8%	96.9%	96.1%	- 0.8%
Inventory of Homes for Sale	33	35	+ 6.1%	--	--	--
Months Supply of Inventory	3.4	4.3	+ 26.5%	--	--	--

* 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 Single-Family	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	5	1	- 80.0%	65	68	+ 4.6%
Pending Sales	3	1	- 66.7%	49	42	- 14.3%
Closed Sales	2	3	+ 50.0%	46	44	- 4.3%
Days on Market Until Sale	79	42	- 46.8%	22	30	+ 36.4%
Median Sales Price*	\$1,267,500	\$1,957,000	+ 54.4%	\$1,632,500	\$2,093,885	+ 28.3%
Average Sales Price*	\$1,267,500	\$1,685,333	+ 33.0%	\$1,793,370	\$1,981,694	+ 10.5%
Percent of Original List Price Received*	92.7%	99.3%	+ 7.1%	97.9%	96.2%	- 1.7%
Percent of List Price Received*	98.6%	99.3%	+ 0.7%	98.9%	98.3%	- 0.6%
Inventory of Homes for Sale	7	9	+ 28.6%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--

* 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

