

Local Market Update for December 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92014 - Del Mar

North San Diego County

Detached Single-Family

Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	11	7	- 36.4%	215	187	- 13.0%
Pending Sales	7	7	0.0%	121	97	- 19.8%
Closed Sales	8	6	- 25.0%	117	94	- 19.7%
Days on Market Until Sale	56	62	+ 10.7%	36	44	+ 22.2%
Median Sales Price*	\$3,300,000	\$3,955,000	+ 19.8%	\$3,429,374	\$3,095,000	- 9.8%
Average Sales Price*	\$5,224,375	\$6,170,000	+ 18.1%	\$4,307,364	\$4,436,497	+ 3.0%
Percent of Original List Price Received*	86.5%	90.8%	+ 5.0%	94.5%	93.4%	- 1.2%
Percent of List Price Received*	92.7%	93.4%	+ 0.8%	96.4%	96.2%	- 0.2%
Inventory of Homes for Sale	30	27	- 10.0%	--	--	--
Months Supply of Inventory	3.0	3.3	+ 10.0%	--	--	--

* 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.

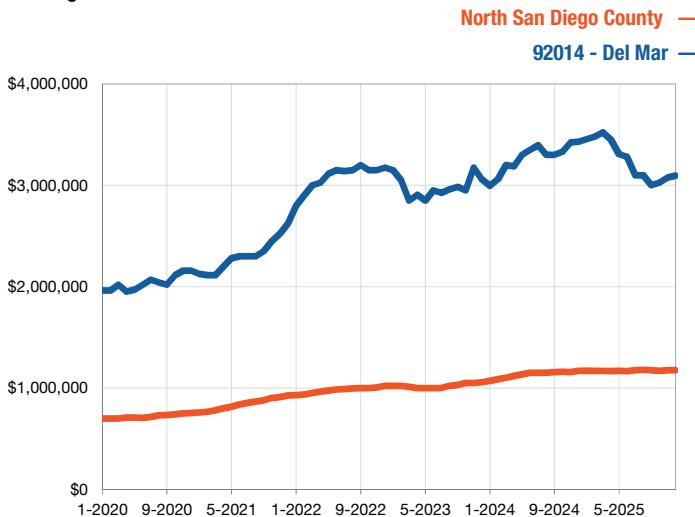
Attached Single-Family

Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	2	3	+ 50.0%	65	69	+ 6.2%
Pending Sales	2	1	- 50.0%	46	42	- 8.7%
Closed Sales	0	2	--	45	46	+ 2.2%
Days on Market Until Sale	0	88	--	21	33	+ 57.1%
Median Sales Price*	\$0	\$934,000	--	\$1,645,000	\$2,073,760	+ 26.1%
Average Sales Price*	\$0	\$934,000	--	\$1,799,889	\$1,936,142	+ 7.6%
Percent of Original List Price Received*	0.0%	85.4%	--	98.3%	95.7%	- 2.6%
Percent of List Price Received*	0.0%	95.7%	--	99.1%	98.2%	- 0.9%
Inventory of Homes for Sale	6	9	+ 50.0%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--

* 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

