

# Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

## 92014 - Del Mar

North San Diego County

### Detached Single-Family

Key Metrics	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	18	14	- 22.2%	206	193	- 6.3%
Pending Sales	8	13	+ 62.5%	110	111	+ 0.9%
Closed Sales	6	11	+ 83.3%	113	104	- 8.0%
Days on Market Until Sale	21	17	- 19.0%	36	46	+ 27.8%
Median Sales Price*	\$3,140,000	<b>\$3,900,000</b>	+ 24.2%	\$3,307,500	<b>\$3,175,000</b>	- 4.0%
Average Sales Price*	\$3,525,833	<b>\$3,290,005</b>	- 6.7%	\$4,214,200	<b>\$4,485,496</b>	+ 6.4%
Percent of Original List Price Received*	95.6%	<b>98.7%</b>	+ 3.2%	94.5%	<b>94.1%</b>	- 0.4%
Percent of List Price Received*	97.8%	<b>98.7%</b>	+ 0.9%	96.8%	<b>96.4%</b>	- 0.4%
Inventory of Homes for Sale	60	46	- 23.3%	--	--	--
Months Supply of Inventory	6.5	5.0	- 23.1%	--	--	--

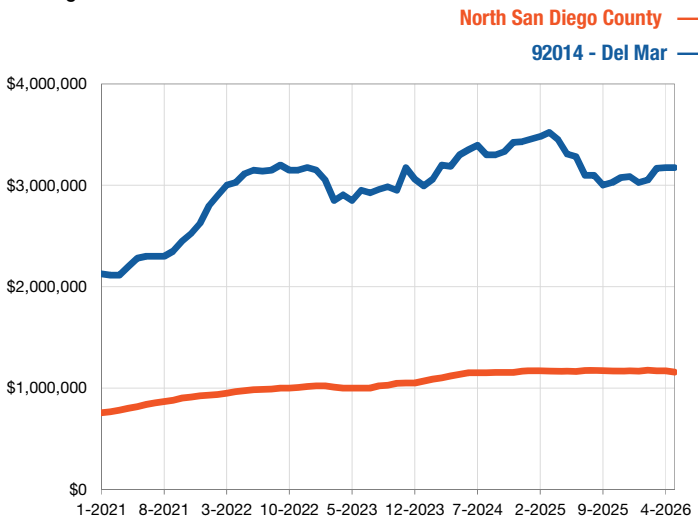
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Attached Single-Family

Key Metrics	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	4	6	+ 50.0%	71	54	- 23.9%
Pending Sales	4	3	- 25.0%	43	41	- 4.7%
Closed Sales	3	3	0.0%	47	39	- 17.0%
Days on Market Until Sale	14	59	+ 321.4%	22	43	+ 95.5%
Median Sales Price*	\$2,360,000	<b>\$1,400,000</b>	- 40.7%	\$1,750,000	<b>\$1,700,000</b>	- 2.9%
Average Sales Price*	\$2,678,333	<b>\$1,163,000</b>	- 56.6%	\$1,914,080	<b>\$1,723,891</b>	- 9.9%
Percent of Original List Price Received*	97.5%	<b>97.0%</b>	- 0.5%	97.6%	<b>94.3%</b>	- 3.4%
Percent of List Price Received*	97.8%	<b>99.9%</b>	+ 2.1%	98.7%	<b>97.7%</b>	- 1.0%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	5.6	3.0	- 46.4%	--	--	--

\* 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

