Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92014 - Del Mar

North San Diego County

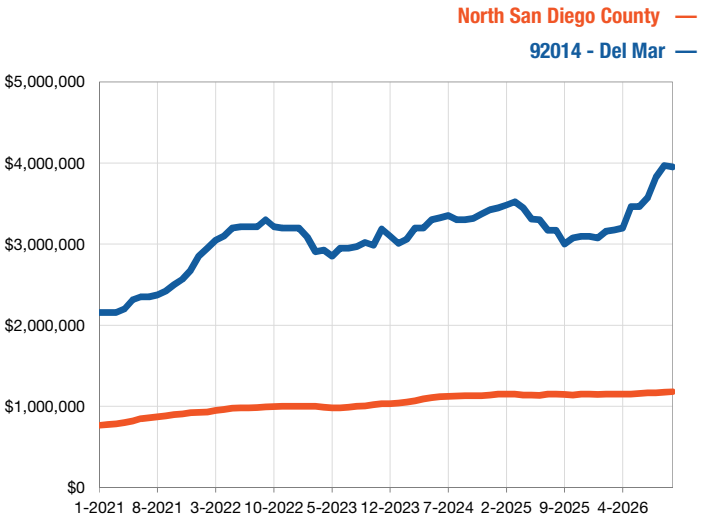
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	12	**10**	- 16.7%	192	**182**	- 5.2%
Pending Sales	10	**6**	- 40.0%	98	**112**	+ 14.3%
Closed Sales	12	**5**	- 58.3%	92	**116**	+ 26.1%
Days on Market Until Sale	62	**56**	- 9.7%	41	**45**	+ 9.8%
Median Sales Price*	$4,422,500	**$4,300,000**	- 2.8%	$3,075,000	**$3,950,000**	+ 28.5%
Average Sales Price*	$7,726,275	**$3,950,000**	- 48.9%	$4,436,846	**$4,543,213**	+ 2.4%
Percent of Original List Price Received*	90.4%	**95.5%**	+ 5.6%	93.5%	**95.9%**	+ 2.6%
Percent of List Price Received*	94.9%	**97.1%**	+ 2.3%	96.4%	**97.4%**	+ 1.0%
Inventory of Homes for Sale	50	**29**	- 42.0%	--	--	--
Months Supply of Inventory	6.1	**3.1**	- 49.2%	--	--	--

* 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.

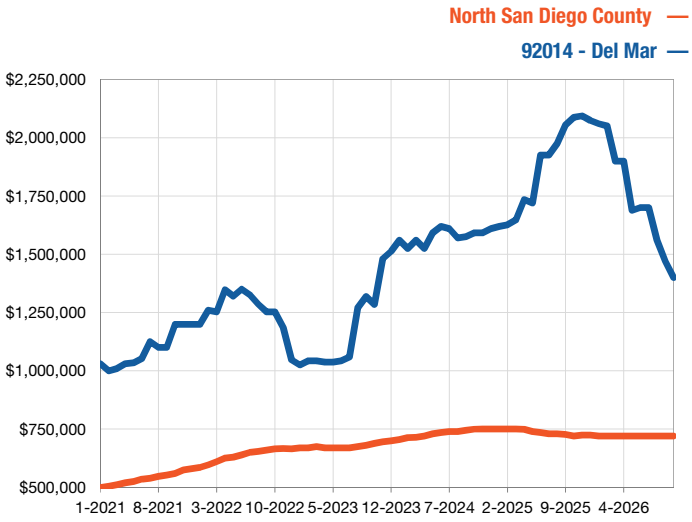
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	4	**6**	+ 50.0%	75	**73**	- 2.7%
Pending Sales	4	**1**	- 75.0%	46	**44**	- 4.3%
Closed Sales	7	**4**	- 42.9%	45	**43**	- 4.4%
Days on Market Until Sale	43	**40**	- 7.0%	31	**43**	+ 38.7%
Median Sales Price*	$2,150,000	**$1,316,282**	- 38.8%	$2,087,769	**$1,400,000**	- 32.9%
Average Sales Price*	$1,930,000	**$1,561,779**	- 19.1%	$1,975,523	**$1,605,904**	- 18.7%
Percent of Original List Price Received*	91.4%	**90.4%**	- 1.1%	95.9%	**95.4%**	- 0.5%
Percent of List Price Received*	95.7%	**94.6%**	- 1.1%	98.2%	**98.2%**	0.0%
Inventory of Homes for Sale	14	**10**	- 28.6%	--	--	--
Months Supply of Inventory	3.3	**2.7**	- 18.2%	--	--	--

* 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



Current as of November 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.