

Local Market Update for July 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92014 - Del Mar

North San Diego County

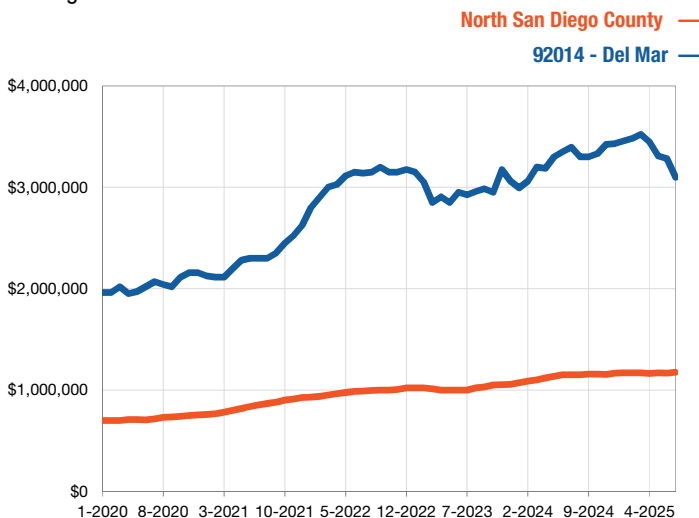
Detached Single-Family	July			Rolling 12 Months		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	13	18	+ 38.5%	205	196	- 4.4%
Pending Sales	15	10	- 33.3%	109	99	- 9.2%
Closed Sales	14	3	- 78.6%	111	98	- 11.7%
Days on Market Until Sale	25	49	+ 96.0%	34	37	+ 8.8%
Median Sales Price*	\$3,500,000	\$2,350,000	- 32.9%	\$3,394,374	\$3,097,500	- 8.7%
Average Sales Price*	\$4,450,058	\$2,338,333	- 47.5%	\$3,987,628	\$4,079,842	+ 2.3%
Percent of Original List Price Received*	97.1%	93.6%	- 3.6%	94.9%	94.4%	- 0.5%
Percent of List Price Received*	98.8%	97.0%	- 1.8%	96.4%	96.7%	+ 0.3%
Inventory of Homes for Sale	51	47	- 7.8%	--	--	--
Months Supply of Inventory	5.6	5.7	+ 1.8%	--	--	--

* 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	July			Rolling 12 Months		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	7	11	+ 57.1%	64	77	+ 20.3%
Pending Sales	3	6	+ 100.0%	40	42	+ 5.0%
Closed Sales	3	3	0.0%	36	43	+ 19.4%
Days on Market Until Sale	26	60	+ 130.8%	16	26	+ 62.5%
Median Sales Price*	\$1,800,001	\$1,535,000	- 14.7%	\$1,635,000	\$1,925,000	+ 17.7%
Average Sales Price*	\$2,450,000	\$2,120,000	- 13.5%	\$1,716,389	\$1,944,390	+ 13.3%
Percent of Original List Price Received*	96.3%	91.2%	- 5.3%	98.0%	96.9%	- 1.1%
Percent of List Price Received*	98.6%	94.8%	- 3.9%	98.9%	98.4%	- 0.5%
Inventory of Homes for Sale	12	22	+ 83.3%	--	--	--
Months Supply of Inventory	3.0	5.8	+ 93.3%	--	--	--

* 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

