## **Local Market Update for October 2025**

Provided by the North San Diego County REALTORS®.



## 92014 - Del Mar

North San Diego County

Detached Single-Family	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	16	10	- 37.5%	211	190	- 10.0%	
Pending Sales	5	8	+ 60.0%	111	98	- 11.7%	
Closed Sales	8	13	+ 62.5%	117	94	- 19.7%	
Days on Market Until Sale	37	59	+ 59.5%	34	41	+ 20.6%	
Median Sales Price*	\$4,142,500	\$4,300,000	+ 3.8%	\$3,332,500	\$3,025,000	- 9.2%	
Average Sales Price*	\$3,916,875	\$7,233,869	+ 84.7%	\$4,109,987	\$4,386,860	+ 6.7%	
Percent of Original List Price Received*	95.1%	90.8%	- 4.5%	95.0%	93.6%	- 1.5%	
Percent of List Price Received*	97.0%	94.9%	- 2.2%	96.7%	96.5%	- 0.2%	
Inventory of Homes for Sale	41	42	+ 2.4%				
Months Supply of Inventory	4.4	5.1	+ 15.9%				

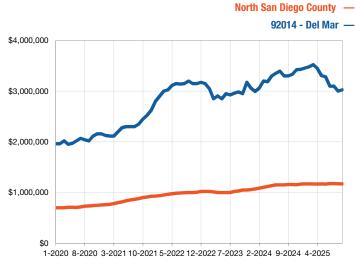
<sup>\*</sup> Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	0	3		63	70	+ 11.1%	
Pending Sales	3	3	0.0%	46	43	- 6.5%	
Closed Sales	4	6	+ 50.0%	44	43	- 2.3%	
Days on Market Until Sale	58	46	- 20.7%	20	32	+ 60.0%	
Median Sales Price*	\$1,812,500	\$2,187,500	+ 20.7%	\$1,635,000	\$2,087,769	+ 27.7%	
Average Sales Price*	\$1,639,750	\$2,030,833	+ 23.9%	\$1,817,273	\$1,969,152	+ 8.4%	
Percent of Original List Price Received*	97.2%	90.8%	- 6.6%	98.1%	95.8%	- 2.3%	
Percent of List Price Received*	98.7%	95.8%	- 2.9%	98.9%	98.2%	- 0.7%	
Inventory of Homes for Sale	8	10	+ 25.0%				
Months Supply of Inventory	1.9	2.6	+ 36.8%				

<sup>\*</sup> 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

