

Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92014 - Del Mar

North San Diego County

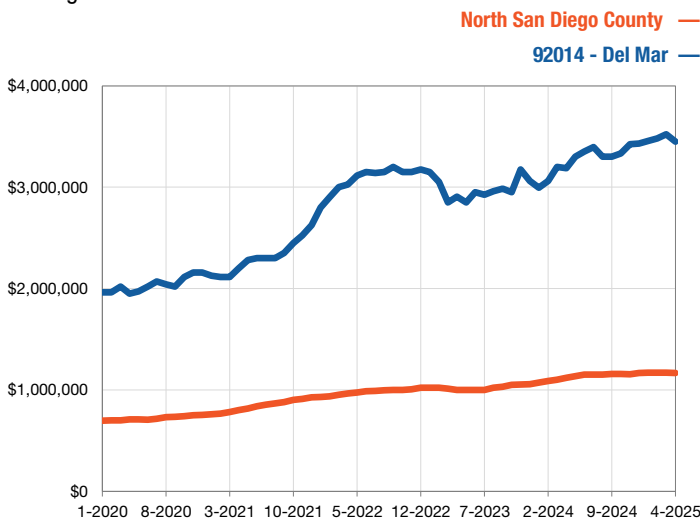
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	21	19	- 9.5%	190	203	+ 6.8%
Pending Sales	15	10	- 33.3%	109	114	+ 4.6%
Closed Sales	9	15	+ 66.7%	110	121	+ 10.0%
Days on Market Until Sale	24	31	+ 29.2%	34	38	+ 11.8%
Median Sales Price*	\$3,700,000	\$2,828,000	- 23.6%	\$3,187,000	\$3,448,750	+ 8.2%
Average Sales Price*	\$3,503,556	\$3,265,200	- 6.8%	\$3,807,124	\$4,327,091	+ 13.7%
Percent of Original List Price Received*	95.8%	93.1%	- 2.8%	95.8%	94.2%	- 1.7%
Percent of List Price Received*	96.8%	97.6%	+ 0.8%	97.0%	96.5%	- 0.5%
Inventory of Homes for Sale	46	41	- 10.9%	--	--	--
Months Supply of Inventory	5.1	4.3	- 15.7%	--	--	--

* 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	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	5	9	+ 80.0%	59	75	+ 27.1%
Pending Sales	5	1	- 80.0%	40	45	+ 12.5%
Closed Sales	5	2	- 60.0%	41	48	+ 17.1%
Days on Market Until Sale	13	41	+ 215.4%	19	22	+ 15.8%
Median Sales Price*	\$1,059,000	\$1,534,500	+ 44.9%	\$1,560,000	\$1,775,001	+ 13.8%
Average Sales Price*	\$1,208,600	\$1,534,500	+ 27.0%	\$1,529,149	\$1,910,141	+ 24.9%
Percent of Original List Price Received*	98.9%	93.4%	- 5.6%	99.0%	97.7%	- 1.3%
Percent of List Price Received*	97.4%	96.7%	- 0.7%	99.4%	98.9%	- 0.5%
Inventory of Homes for Sale	9	20	+ 122.2%	--	--	--
Months Supply of Inventory	2.3	5.3	+ 130.4%	--	--	--

* 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

