# Local Market Update for August 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

# 92014 - Del Mar

North San Diego County

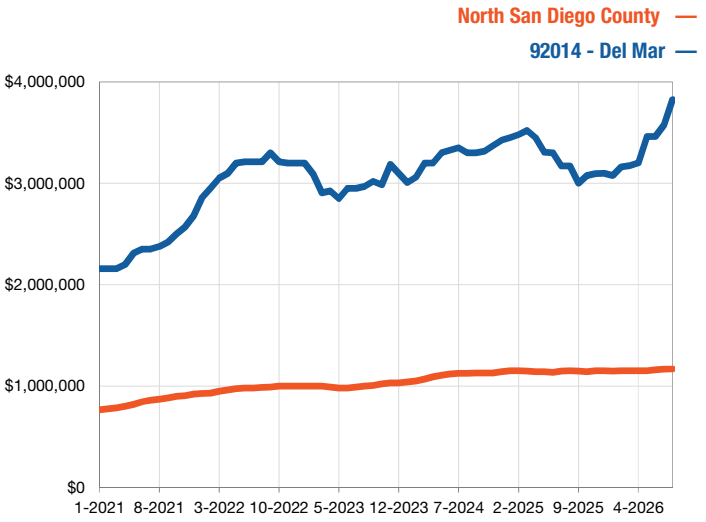
| Detached Single-Family | August | | | Rolling 12 Months | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change | **Thru 8-2025** | **Thru 8-2026** | Percent Change |
| New Listings | 17 | **11** | - 35.3% | 191 | **185** | - 3.1% |
| Pending Sales | 8 | **9** | + 12.5% | 91 | **122** | + 34.1% |
| Closed Sales | 13 | **17** | + 30.8% | 99 | **123** | + 24.2% |
| Days on Market Until Sale | 50 | **37** | - 26.0% | 40 | **44** | + 10.0% |
| Median Sales Price* | $2,770,000 | **$4,000,000** | + 44.4% | $3,170,000 | **$3,825,000** | + 20.7% |
| Average Sales Price* | $4,429,583 | **$4,375,500** | - 1.2% | $4,168,761 | **$4,679,728** | + 12.3% |
| Percent of Original List Price Received* | 92.1% | **95.5%** | + 3.7% | 93.9% | **95.5%** | + 1.7% |
| Percent of List Price Received* | 95.8% | **97.4%** | + 1.7% | 96.5% | **97.4%** | + 0.9% |
| Inventory of Homes for Sale | 56 | **29** | - 48.2% | -- | -- | -- |
| Months Supply of Inventory | 7.4 | **2.9** | - 60.8% | -- | -- | -- |

* 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.

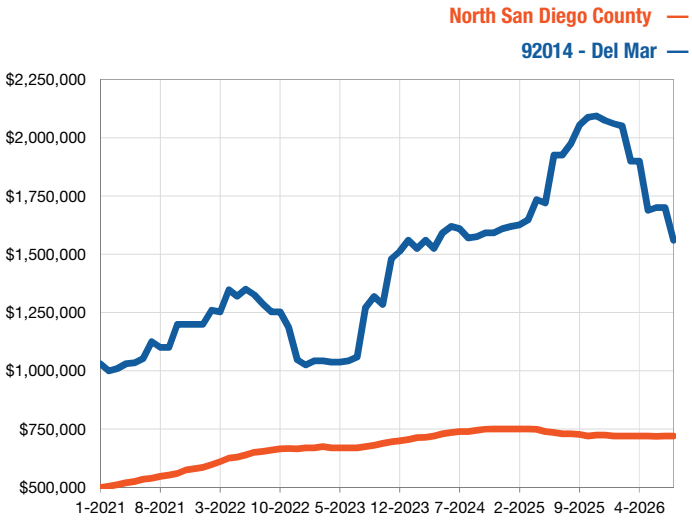
| Attached Single-Family | August | | | Rolling 12 Months | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | Percent Change | **Thru 8-2025** | **Thru 8-2026** | Percent Change |
| New Listings | 4 | **6** | + 50.0% | 76 | **66** | - 13.2% |
| Pending Sales | 6 | **4** | - 33.3% | 44 | **46** | + 4.5% |
| Closed Sales | 6 | **4** | - 33.3% | 44 | **45** | + 2.3% |
| Days on Market Until Sale | 27 | **33** | + 22.2% | 27 | **47** | + 74.1% |
| Median Sales Price* | $1,900,000 | **$1,945,000** | + 2.4% | $1,975,000 | **$1,560,000** | - 21.0% |
| Average Sales Price* | $1,739,958 | **$2,098,750** | + 20.6% | $1,941,148 | **$1,778,064** | - 8.4% |
| Percent of Original List Price Received* | 98.6% | **97.1%** | - 1.5% | 97.1% | **94.9%** | - 2.3% |
| Percent of List Price Received* | 100.6% | **98.6%** | - 2.0% | 98.8% | **98.1%** | - 0.7% |
| Inventory of Homes for Sale | 24 | **13** | - 45.8% | -- | -- | -- |
| Months Supply of Inventory | 6.0 | **3.4** | - 43.3% | -- | -- | -- |

* 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




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