

# Local Market Update for June 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92014 - Del Mar

North San Diego County

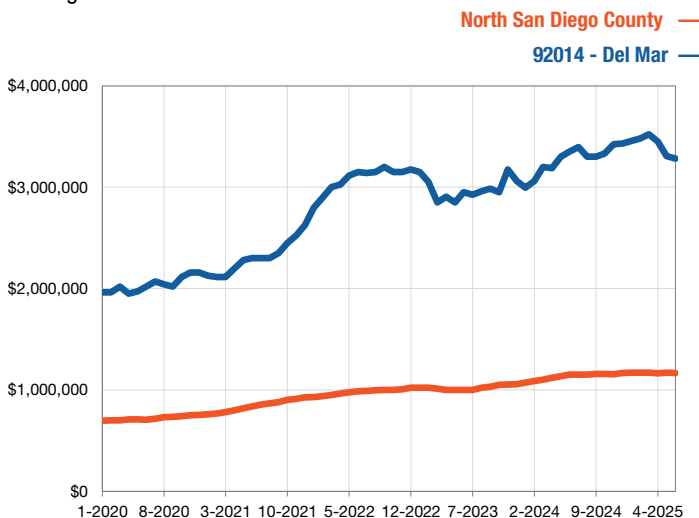
Detached Single-Family	June			Rolling 12 Months		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	28	11	- 60.7%	213	188	- 11.7%
Pending Sales	9	4	- 55.6%	108	105	- 2.8%
Closed Sales	10	6	- 40.0%	109	109	0.0%
Days on Market Until Sale	35	20	- 42.9%	37	35	- 5.4%
Median Sales Price*	\$3,830,250	\$3,322,500	- 13.3%	\$3,350,000	\$3,282,608	- 2.0%
Average Sales Price*	\$4,221,515	\$3,480,833	- 17.5%	\$4,011,627	\$4,172,781	+ 4.0%
Percent of Original List Price Received*	92.5%	96.4%	+ 4.2%	94.5%	94.8%	+ 0.3%
Percent of List Price Received*	94.0%	95.5%	+ 1.6%	96.1%	96.9%	+ 0.8%
Inventory of Homes for Sale	57	51	- 10.5%	--	--	--
Months Supply of Inventory	6.3	5.8	- 7.9%	--	--	--

\* 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	June			Rolling 12 Months		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	5	6	+ 20.0%	59	71	+ 20.3%
Pending Sales	4	0	- 100.0%	40	39	- 2.5%
Closed Sales	6	2	- 66.7%	37	43	+ 16.2%
Days on Market Until Sale	13	30	+ 130.8%	15	24	+ 60.0%
Median Sales Price*	\$1,218,000	\$1,884,500	+ 54.7%	\$1,650,000	\$1,925,000	+ 16.7%
Average Sales Price*	\$1,522,000	\$1,884,500	+ 23.8%	\$1,684,865	\$1,967,413	+ 16.8%
Percent of Original List Price Received*	98.6%	93.5%	- 5.2%	98.5%	97.3%	- 1.2%
Percent of List Price Received*	98.7%	97.2%	- 1.5%	99.1%	98.7%	- 0.4%
Inventory of Homes for Sale	8	18	+ 125.0%	--	--	--
Months Supply of Inventory	2.0	5.1	+ 155.0%	--	--	--

\* 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

