

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92014 - Del Mar

North San Diego County

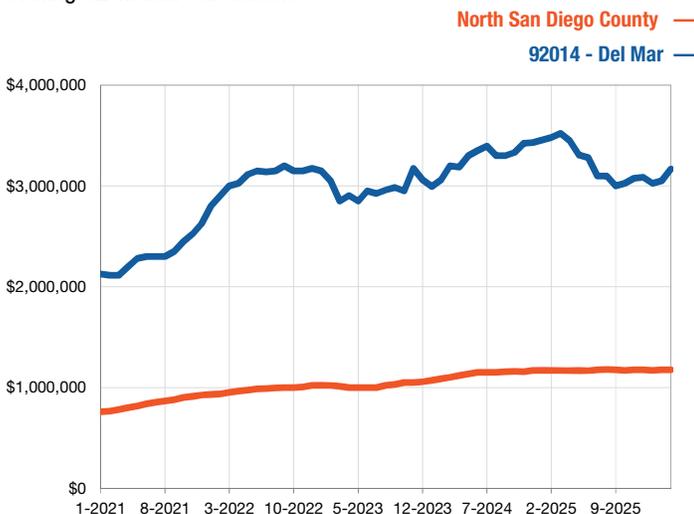
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	20	19	- 5.0%	211	185	- 12.3%
Pending Sales	16	9	- 43.8%	119	99	- 16.8%
Closed Sales	8	12	+ 50.0%	115	99	- 13.9%
Days on Market Until Sale	26	54	+ 107.7%	38	48	+ 26.3%
Median Sales Price*	\$3,722,500	\$3,912,500	+ 5.1%	\$3,522,500	\$3,167,500	- 10.1%
Average Sales Price*	\$5,103,152	\$4,784,167	- 6.3%	\$4,401,797	\$4,400,625	- 0.0%
Percent of Original List Price Received*	97.7%	93.8%	- 4.0%	94.4%	92.8%	- 1.7%
Percent of List Price Received*	98.2%	97.4%	- 0.8%	96.4%	95.9%	- 0.5%
Inventory of Homes for Sale	51	40	- 21.6%	--	--	--
Months Supply of Inventory	5.1	4.8	- 5.9%	--	--	--

* 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	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	13	3	- 76.9%	72	53	- 26.4%
Pending Sales	3	3	0.0%	49	40	- 18.4%
Closed Sales	5	5	0.0%	51	40	- 21.6%
Days on Market Until Sale	9	47	+ 422.2%	20	40	+ 100.0%
Median Sales Price*	\$2,190,000	\$1,300,000	- 40.6%	\$1,719,000	\$1,900,000	+ 10.5%
Average Sales Price*	\$1,999,000	\$1,427,000	- 28.6%	\$1,856,094	\$1,819,919	- 1.9%
Percent of Original List Price Received*	97.2%	94.7%	- 2.6%	98.0%	94.2%	- 3.9%
Percent of List Price Received*	97.7%	96.3%	- 1.4%	98.9%	97.5%	- 1.4%
Inventory of Homes for Sale	17	7	- 58.8%	--	--	--
Months Supply of Inventory	4.2	1.9	- 54.8%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

