

Local Market Update for August 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92014 - Del Mar

North San Diego County

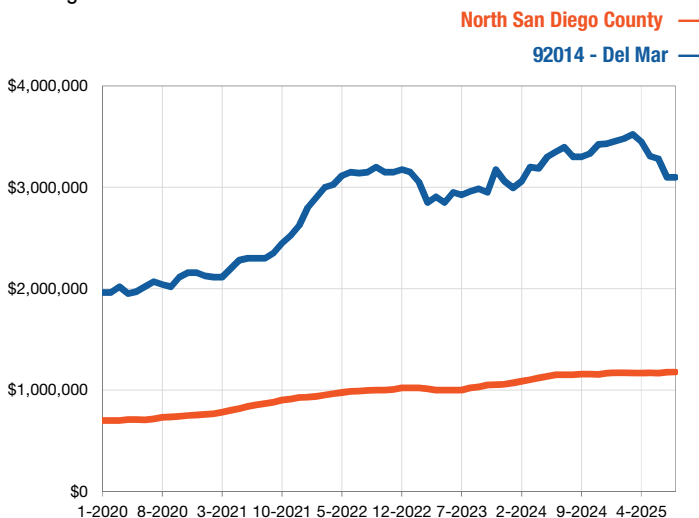
Detached Single-Family	August			Rolling 12 Months		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	21	16	- 23.8%	208	191	- 8.2%
Pending Sales	15	8	- 46.7%	115	92	- 20.0%
Closed Sales	12	13	+ 8.3%	113	99	- 12.4%
Days on Market Until Sale	32	50	+ 56.3%	34	39	+ 14.7%
Median Sales Price*	\$2,875,000	\$2,770,000	- 3.7%	\$3,300,000	\$3,097,500	- 6.1%
Average Sales Price*	\$3,870,000	\$4,429,583	+ 14.5%	\$3,965,063	\$4,148,363	+ 4.6%
Percent of Original List Price Received*	96.2%	92.1%	- 4.3%	94.8%	93.9%	- 0.9%
Percent of List Price Received*	97.1%	95.8%	- 1.3%	96.3%	96.5%	+ 0.2%
Inventory of Homes for Sale	45	46	+ 2.2%	--	--	--
Months Supply of Inventory	4.7	6.0	+ 27.7%	--	--	--

* 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	August			Rolling 12 Months		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	8	2	- 75.0%	66	71	+ 7.6%
Pending Sales	5	6	+ 20.0%	42	43	+ 2.4%
Closed Sales	5	6	+ 20.0%	38	44	+ 15.8%
Days on Market Until Sale	10	27	+ 170.0%	16	28	+ 75.0%
Median Sales Price*	\$1,395,000	\$1,900,000	+ 36.2%	\$1,592,500	\$1,975,000	+ 24.0%
Average Sales Price*	\$1,327,800	\$1,739,958	+ 31.0%	\$1,651,816	\$1,986,580	+ 20.3%
Percent of Original List Price Received*	97.4%	98.6%	+ 1.2%	98.1%	97.1%	- 1.0%
Percent of List Price Received*	98.3%	100.6%	+ 2.3%	98.8%	98.7%	- 0.1%
Inventory of Homes for Sale	13	15	+ 15.4%	--	--	--
Months Supply of Inventory	3.1	3.8	+ 22.6%	--	--	--

* 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

