Local Market Update for September 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92014 - Del Mar

North San Diego County

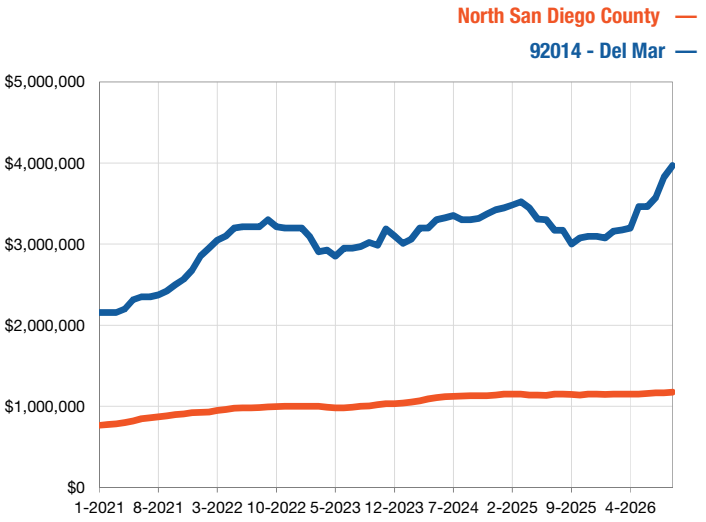
Detached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	15	**11**	- 26.7%	195	**183**	- 6.2%
Pending Sales	10	**3**	- 70.0%	93	**115**	+ 23.7%
Closed Sales	5	**5**	0.0%	88	**123**	+ 39.8%
Days on Market Until Sale	37	**91**	+ 145.9%	38	**46**	+ 21.1%
Median Sales Price*	$2,675,000	**$4,450,000**	+ 66.4%	$3,000,000	**$3,969,365**	+ 32.3%
Average Sales Price*	$2,555,000	**$7,456,600**	+ 191.8%	$3,935,319	**$4,880,613**	+ 24.0%
Percent of Original List Price Received*	96.9%	**92.9%**	- 4.1%	94.0%	**95.4%**	+ 1.5%
Percent of List Price Received*	98.4%	**93.4%**	- 5.1%	96.7%	**97.2%**	+ 0.5%
Inventory of Homes for Sale	56	**33**	- 41.1%	--	--	--
Months Supply of Inventory	7.2	**3.4**	- 52.8%	--	--	--

* 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.

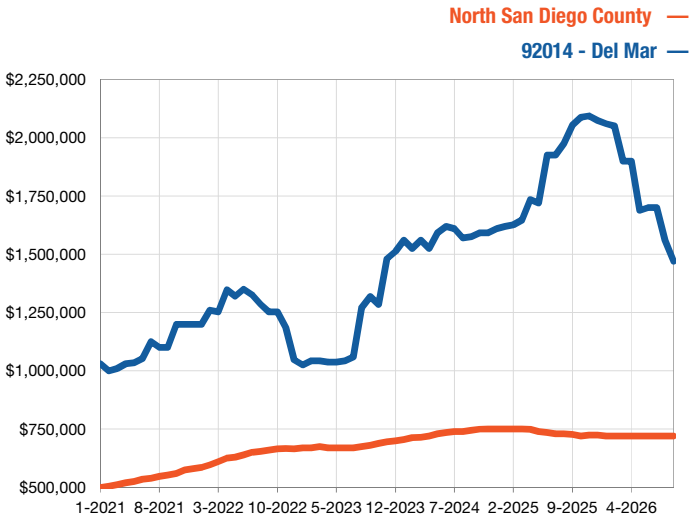
Attached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	2	**6**	+ 200.0%	72	**71**	- 1.4%
Pending Sales	6	**5**	- 16.7%	45	**47**	+ 4.4%
Closed Sales	4	**5**	+ 25.0%	42	**46**	+ 9.5%
Days on Market Until Sale	50	**17**	- 66.0%	32	**43**	+ 34.4%
Median Sales Price*	$2,345,000	**$1,099,900**	- 53.1%	$2,054,875	**$1,469,500**	- 28.5%
Average Sales Price*	$2,460,000	**$1,228,780**	- 50.0%	$1,951,131	**$1,659,060**	- 15.0%
Percent of Original List Price Received*	94.0%	**96.8%**	+ 3.0%	96.8%	**95.2%**	- 1.7%
Percent of List Price Received*	97.2%	**97.7%**	+ 0.5%	98.7%	**98.1%**	- 0.6%
Inventory of Homes for Sale	17	**9**	- 47.1%	--	--	--
Months Supply of Inventory	4.2	**2.3**	- 45.2%	--	--	--

* 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 October 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.