

# Local Market Update for February 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

Key Metrics	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	21	19	- 9.5%	187	205	+ 9.6%
Pending Sales	8	5	- 37.5%	110	113	+ 2.7%
Closed Sales	7	5	- 28.6%	114	115	+ 0.9%
Days on Market Until Sale	26	82	+ 215.4%	33	38	+ 15.2%
Median Sales Price*	\$2,449,000	\$3,100,000	+ 26.6%	\$3,059,668	\$3,480,625	+ 13.8%
Average Sales Price*	\$3,042,714	\$3,842,400	+ 26.3%	\$3,833,874	\$4,291,576	+ 11.9%
Percent of Original List Price Received*	98.7%	90.5%	- 8.3%	95.6%	94.3%	- 1.4%
Percent of List Price Received*	97.4%	94.2%	- 3.3%	96.7%	96.3%	- 0.4%
Inventory of Homes for Sale	43	41	- 4.7%	--	--	--
Months Supply of Inventory	4.7	4.4	- 6.4%	--	--	--

\* 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.

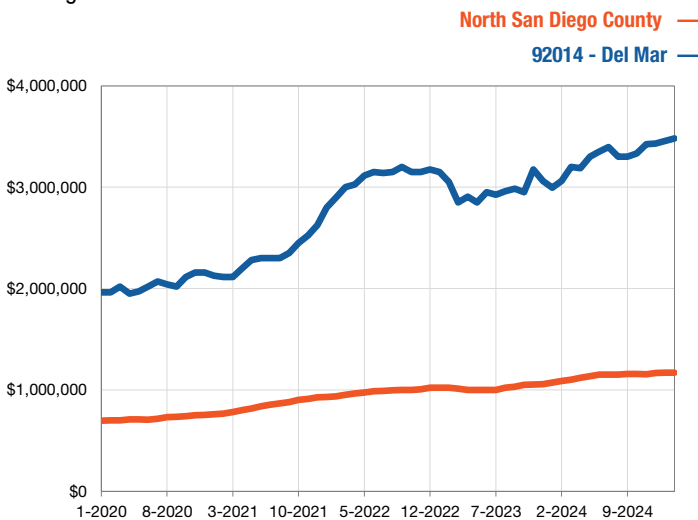
### Attached Single-Family

Key Metrics	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	3	3	0.0%	59	64	+ 8.5%
Pending Sales	3	5	+ 66.7%	43	48	+ 11.6%
Closed Sales	4	3	- 25.0%	41	50	+ 22.0%
Days on Market Until Sale	15	11	- 26.7%	18	20	+ 11.1%
Median Sales Price*	\$1,397,500	\$1,500,000	+ 7.3%	\$1,525,000	\$1,647,500	+ 8.0%
Average Sales Price*	\$1,495,000	\$1,785,667	+ 19.4%	\$1,545,735	\$1,835,215	+ 18.7%
Percent of Original List Price Received*	101.8%	96.3%	- 5.4%	99.1%	98.2%	- 0.9%
Percent of List Price Received*	103.3%	96.9%	- 6.2%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	12	5	- 58.3%	--	--	--
Months Supply of Inventory	2.8	1.3	- 53.6%	--	--	--

\* 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

