MARKET TRACKER

92014

DEL MAR

FEBRUARY 2026 | SINGLE/DETACHED HOMES

BERKSHIRE HATHAWAY HOMESERVICES | CALIFORNIA PROPERTIES

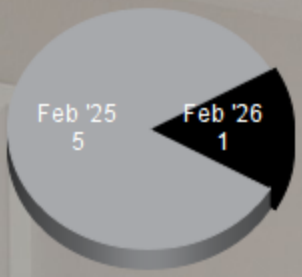
92014 | February 2026

REAL ESTATE SNAPSHOT

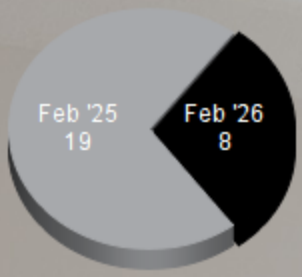
Change since this time last year

Single Family

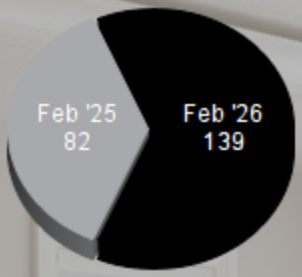
NUMBER OF SALES
-80.00% ↓



NEW LISTINGS
-57.89% ↓



AVERAGE DOM
69.51% ↑



20.65% ↑
MEDIAN SALES PRICE
SINGLE FAMILY

-2.67% ↓
AVERAGE SALES PRICE
SINGLE FAMILY

14.53% ↑
MEDIAN LIST PRICE (SOLD LISTINGS)
SINGLE FAMILY

3.57% ↑
AVERAGE LIST PRICE (SOLD LISTINGS)
SINGLE FAMILY

Feb '25 Feb '26

BERKSHIRE HATHAWAY HOMESERVICES | CALIFORNIA PROPERTIES

DEL MAR | 92014

MARKET SUMMARY

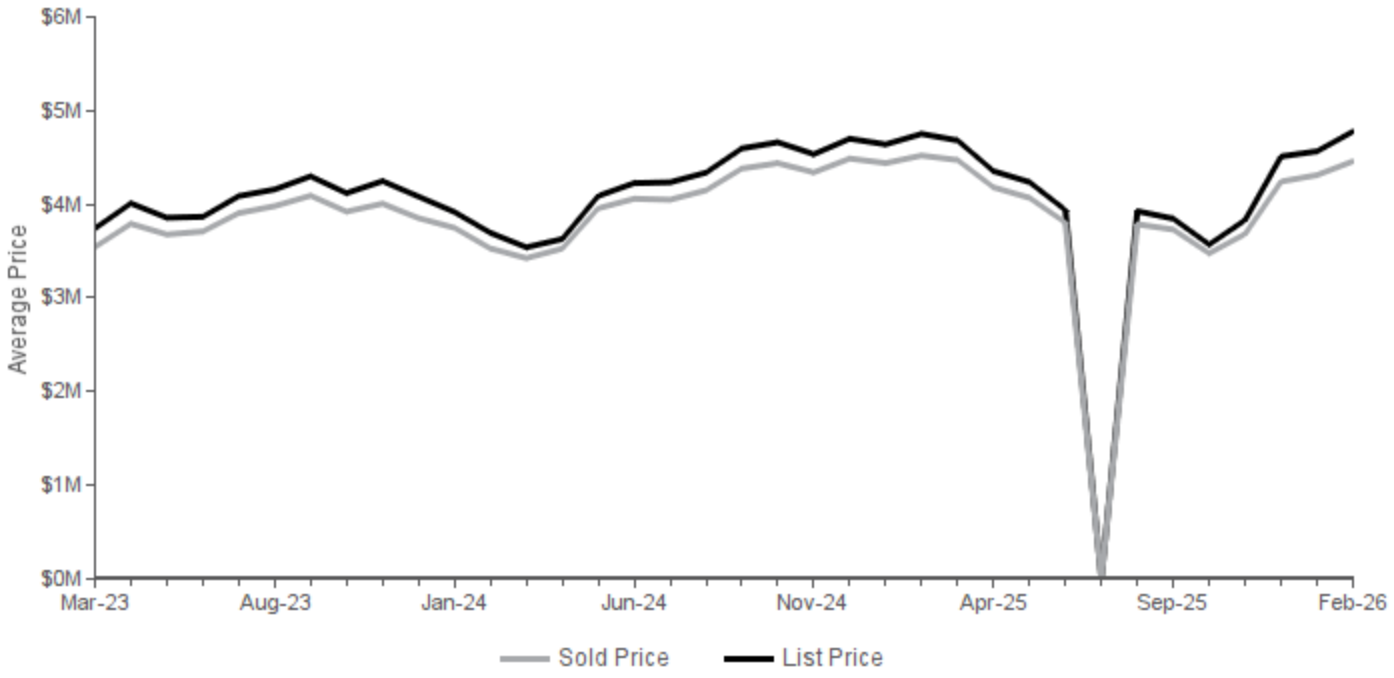
FEBRUARY 2026 | SINGLE/DETACHED HOMES

Market Summary	Month to Date			Year to Date		
	February 2026	February 2025	% Change	YTD 2026	YTD 2025	% Change
New Listings	8	19	-57.89% ▼	15	36	-58.33% ▼
Sold Listings	1	5	-80% ▼	3	10	-70% ▼
Median List Price (Solds)	$4,295,000	$3,750,000	14.53% ▲	$4,295,000	$3,672,500	16.95% ▲
Median Sold Price	$3,740,000	$3,100,000	20.65% ▲	$3,740,000	$3,322,500	12.57% ▲
Median Days on Market	139	25	456% ▲	57	18	216.67% ▲
Average List Price (Solds)	$4,295,000	$4,146,900	3.57% ▲	$3,731,333	$4,021,950	-7.23% ▼
Average Sold Price	$3,740,000	$3,842,400	-2.67% ▼	$3,483,333	$3,851,450	-9.56% ▼
Average Days on Market	139	82	69.51% ▲	75	52	44.23% ▲
List/Sold Price Ratio	87%	94.4%	-7.84% ▼	93.7%	97.8%	-4.22% ▼

AVERAGE SALES/LIST PRICE

FEBRUARY 2026 | SINGLE/DETACHED HOMES

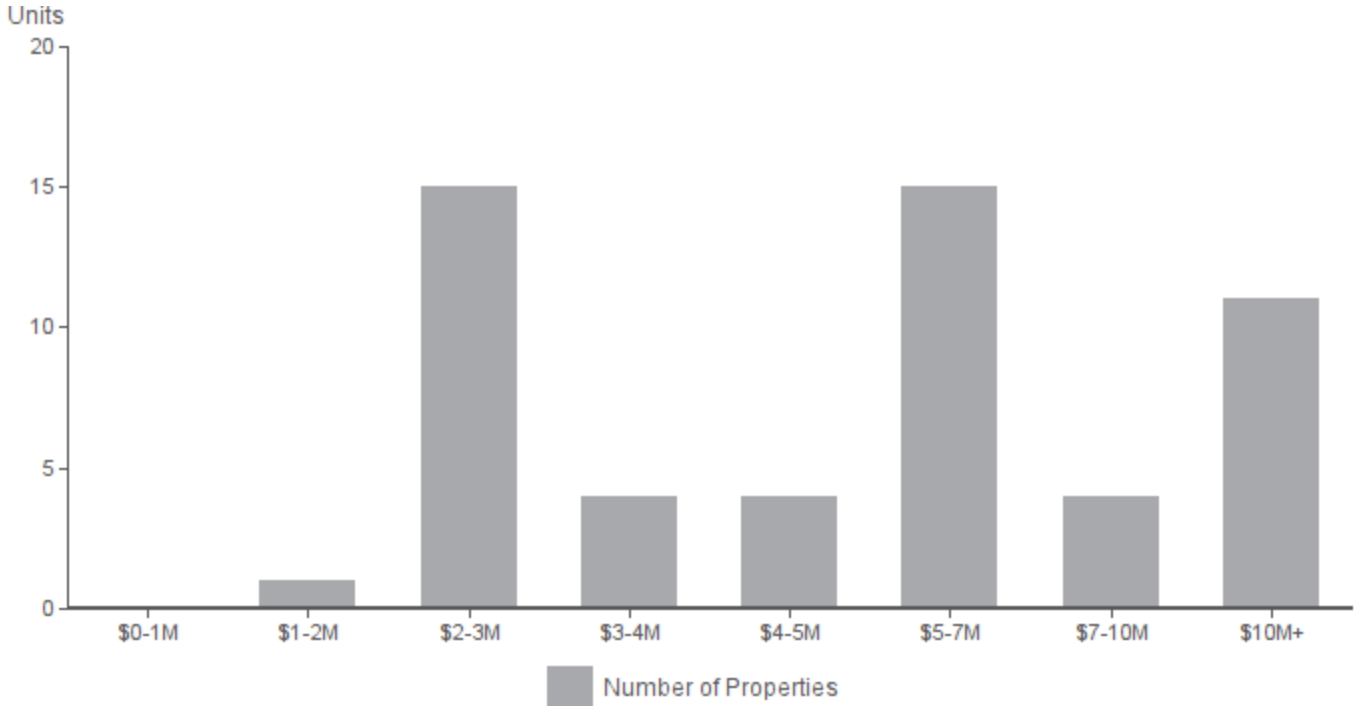
Average list price compared to average sold price of properties sold each month (6-Month Moving Average)



PROPERTIES FOR SALE

FEBRUARY 2026 | SINGLE/DETACHED HOMES

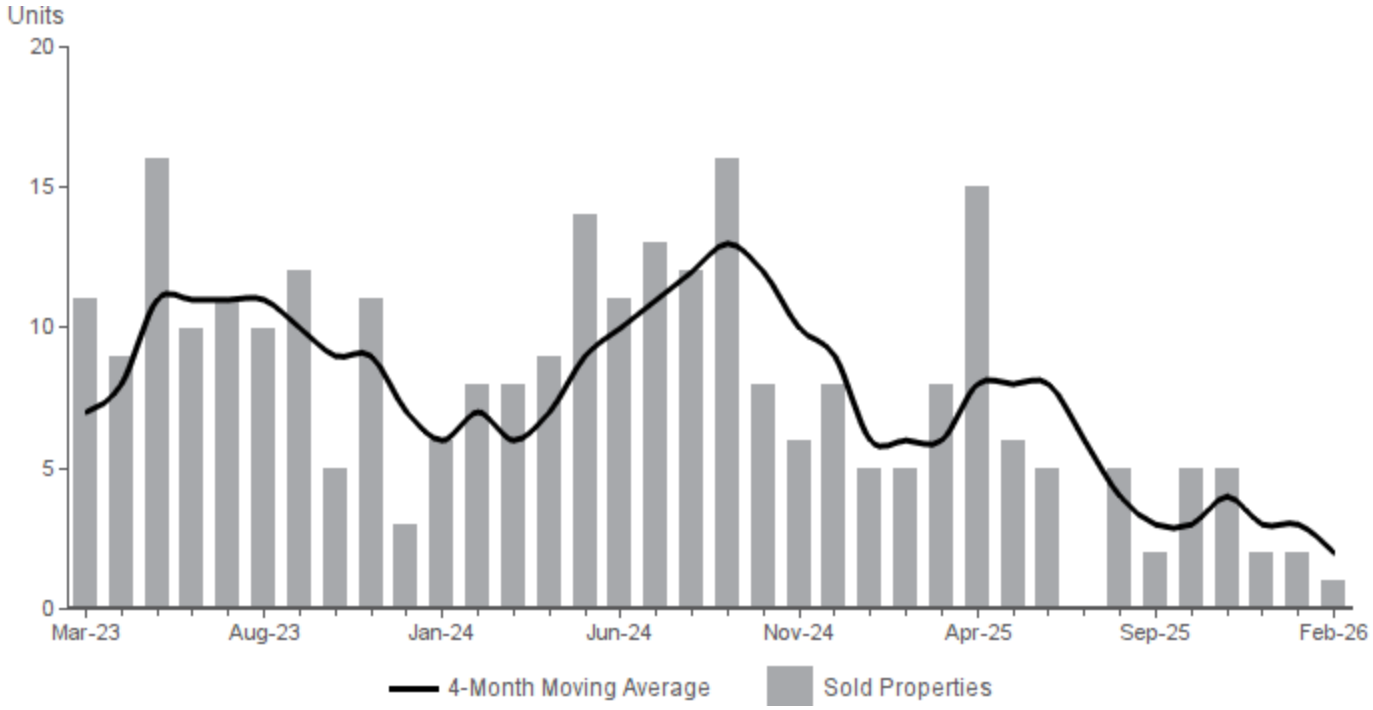
Number of properties currently listed for sale by price range



PROPERTIES SOLD (UNITS)

FEBRUARY 2026 | SINGLE/DETACHED HOMES

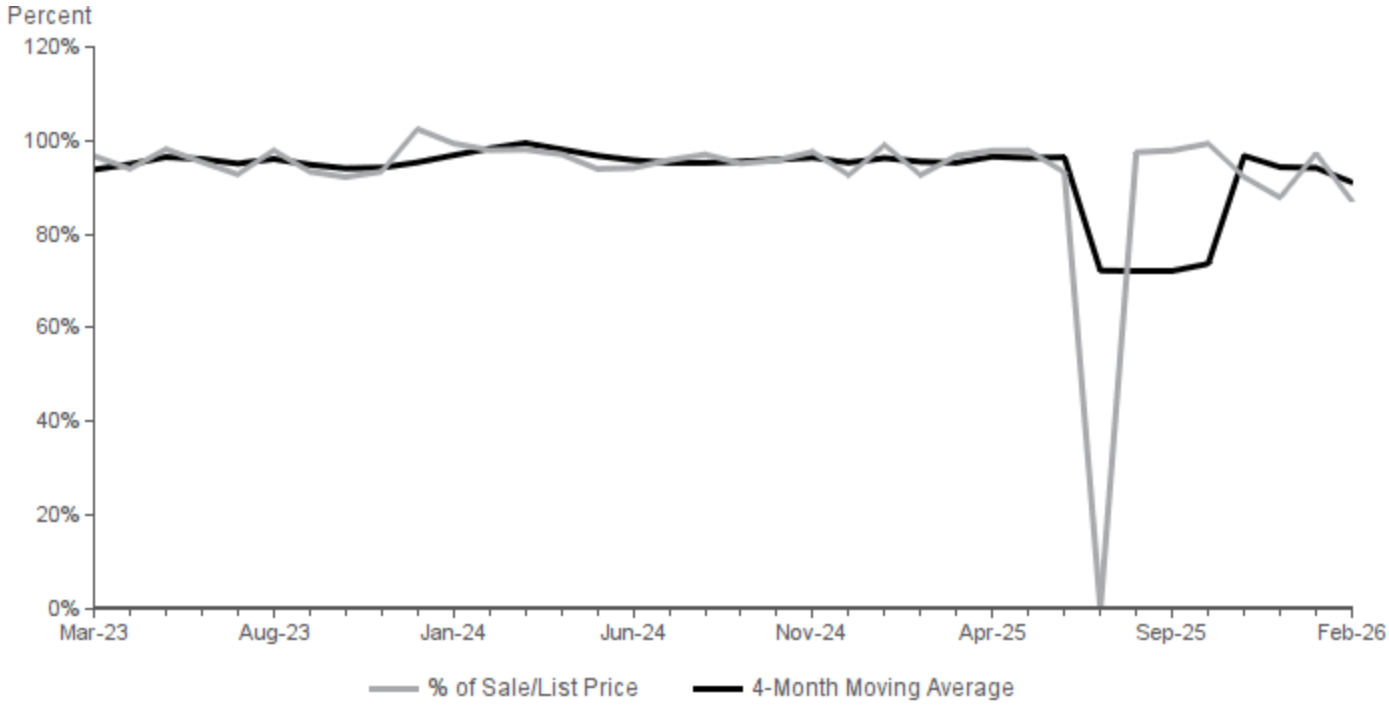
Number of properties sold each month



% OF SALE PRICE TO LIST PRICE

FEBRUARY 2026 | SINGLE/DETACHED HOMES

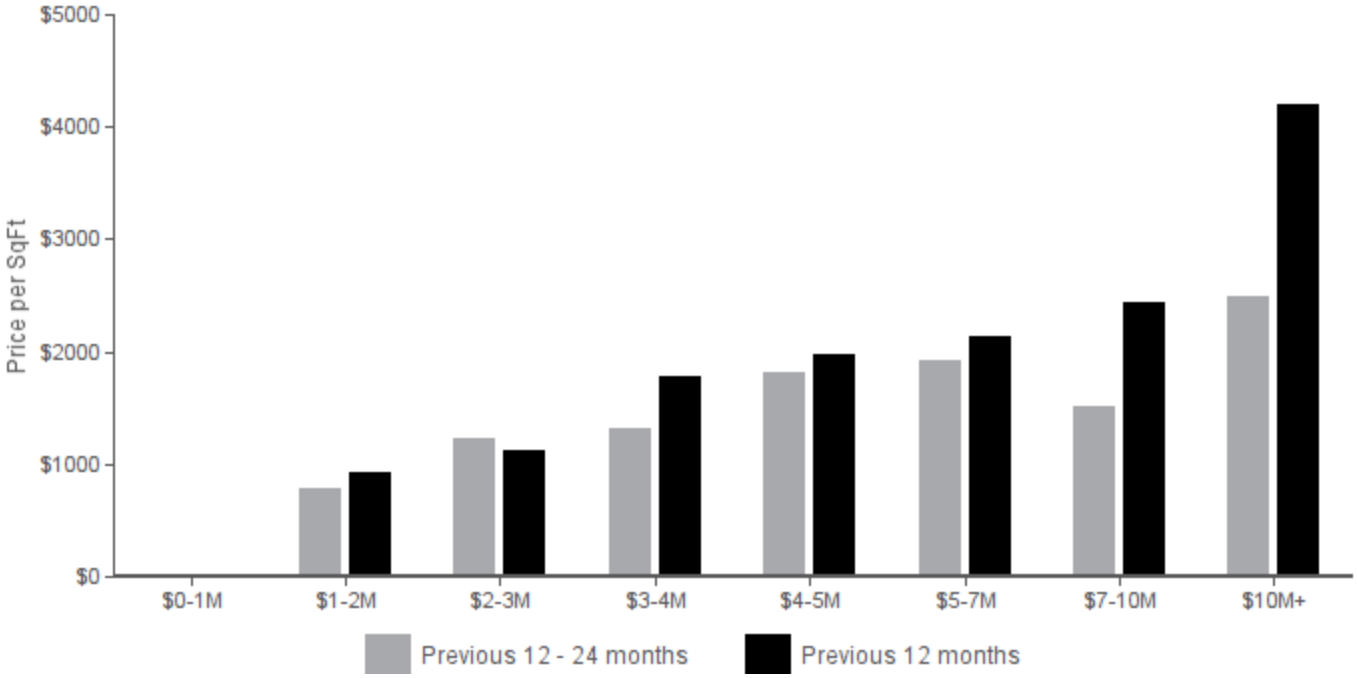
Average sale price of property as percentage of final list price



AVERAGE SALES PRICE PER SQFT

FEBRUARY 2026 | SINGLE/DETACHED HOMES

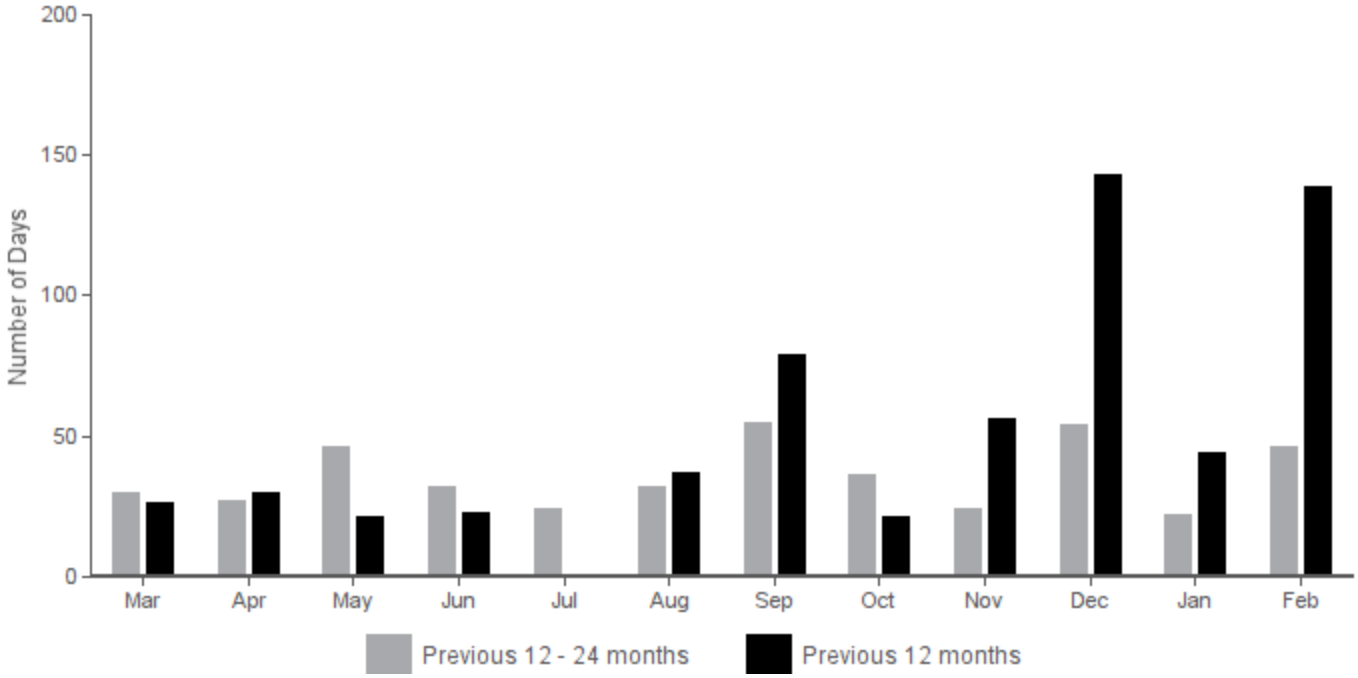
Average Sales Price per SqFt for previous two years



AVERAGE DAYS ON MARKET SOLD

FEBRUARY 2026 | SINGLE/DETACHED HOMES

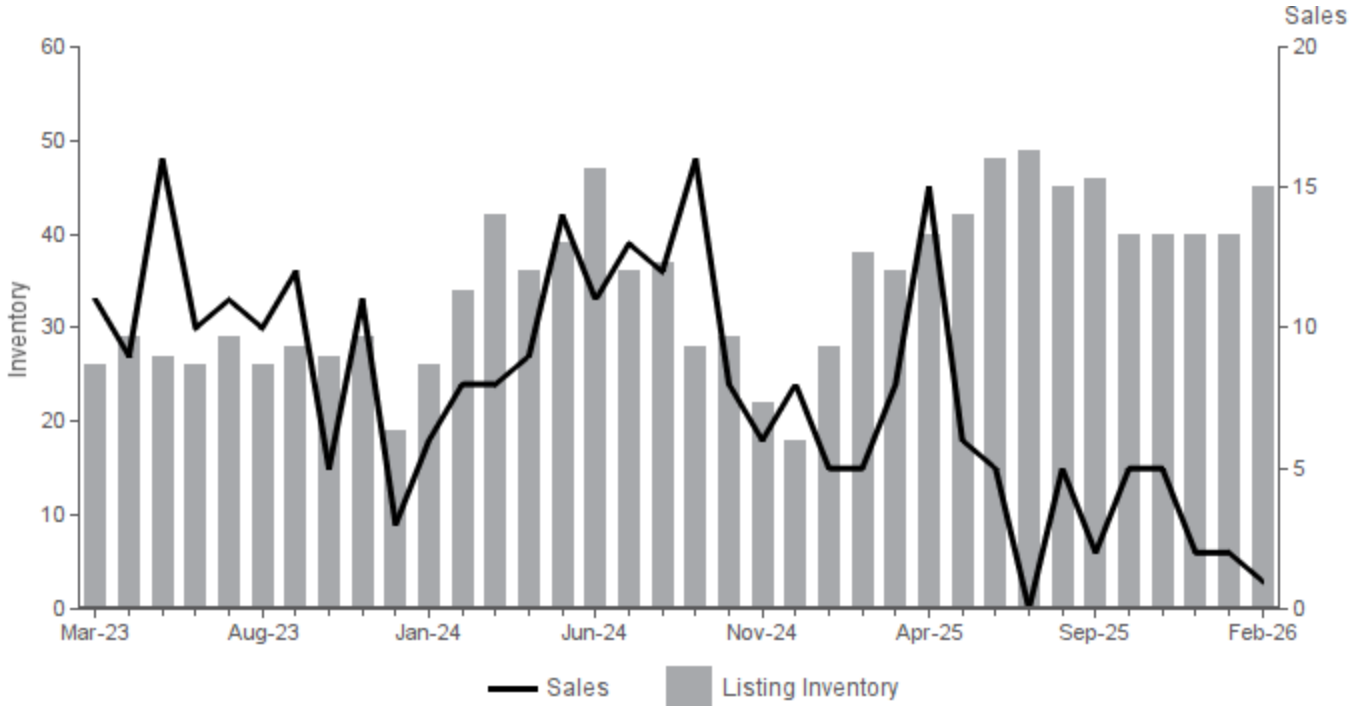
Average number of days it takes to sell a property



LISTING INVENTORY AND NUMBER OF SALES

FEBRUARY 2026 | SINGLE/DETACHED HOMES

Monthly inventory of properties for sale along with number of sales



BERKSHIRE HATHAWAY HOMESERVICES | CALIFORNIA PROPERTIES

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