

THE COMMUNITIES · OCTOBER 2026

Del Mar Country Club

MEDIAN SALE · OCT 2026

The market report · October 2026

The large figures cover October alone, however many homes sold. Beside each: July to September, and the twelve months to October 31st. A dash means nothing sold in October or in the 90 days before it.

01
OCTOBER 2026

MEDIAN SALE
Q3 2026: none
12 months: $7.4m

PRICE PER SQ FT
Q3 2026: none
12 months: $1,044

OF ORIGINAL ASK
Q3 2026: none
12 months: 88.2%

TOTAL DAYS ON MARKET
Q3 2026: none
12 months: 33

0
CLOSINGS
Q3 2026: 0
12 months: 4

WHAT IT MEANS IF YOU'RE BUYING

Nothing closed in Del Mar Country Club in October. It's on track for about one this quarter, against 2 in the same three months last year. There are three homes for sale right now, the same as at the start of October. At the pace homes have sold here over the last 16 months, that's about 6 months' worth.

Counting earlier listings, two of the three homes for sale have cut the price.

If you're buying, there's time to be selective, and each home's history will tell you how much room there is. Tell me what you're after and I'll show you what's selling in that range.

02

THIS QUARTER AND THE SEVEN BEFORE

The Card

THIS QUARTER
Q4 2026

0	—	1	0	2
CLOSED SO FAR	MEDIAN SO FAR	FORECAST	IN ESCROW NOW	SAME QUARTER LAST YEAR

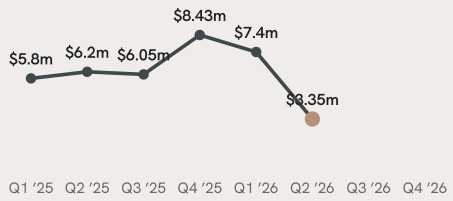
QUARTER BY QUARTER
MOST RECENT FIRST

QUARTER	SALES	MEDIAN SALE	$ / SQ FT	TOTAL DAYS	OF ORIGINAL
Q4 2026 so far	**0**	—	—	—	—
Q3 2026	0	—	—	—	—
Q2 2026	1	$3.35m	$873	42	83.9%
Q1 2026	2	$7.4m	$1,034	81.5	86.3%
Q4 2025	2	$8.43m	$1,329	33	89.1%
Q3 2025	3	$6.05m	$910	94	85.0%
Q2 2025	1	$6.2m	$757	219	89.2%
Q1 2025	4	$5.8m	$775	233.5	82.1%

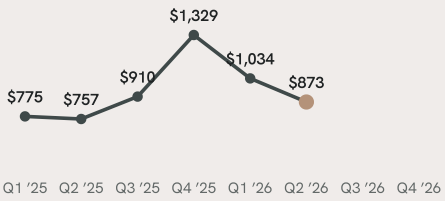
Every quarter shows its medians, however many homes sold; a dash means nothing sold. Total days count every listing of the home.

EIGHT-QUARTER SHAPE · Q1 '25 TO Q4 '26 SO FAR

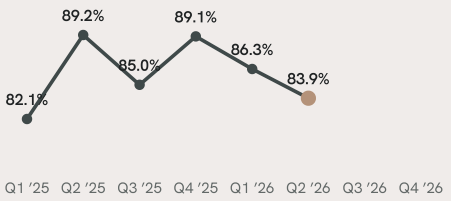
MEDIAN SALE



$ PER SQ FT



% OF ORIGINAL

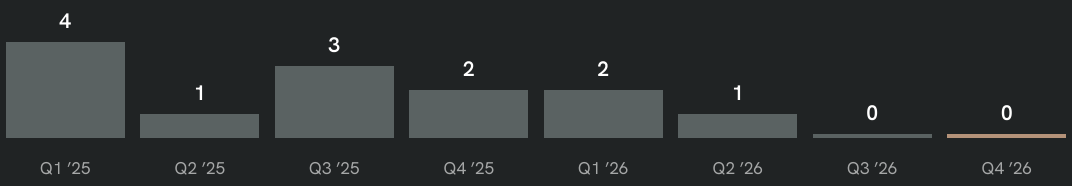


SUPPLY

6.0

months of supply, up from 5.6 on October 4th. 3 for sale and 0 pending on November 1st, 2026.

CLOSINGS BY QUARTER

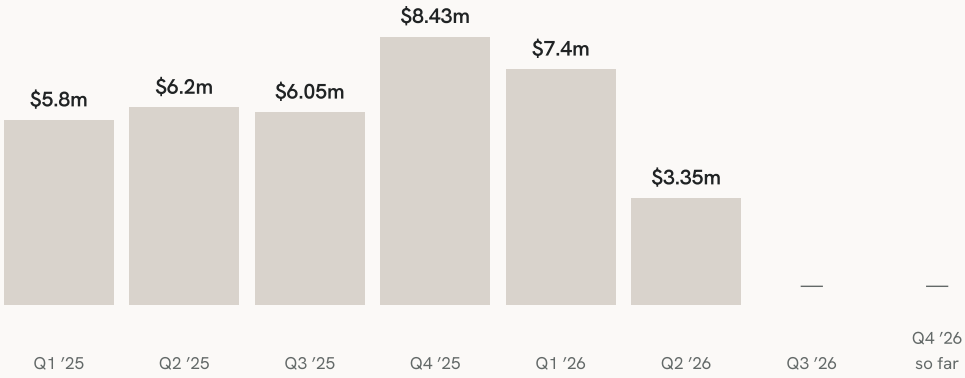


03

EIGHT QUARTERS, OLDEST TO NEWEST

The trend

MEDIAN SALE PRICE, QUARTER BY QUARTER · Q4 '26 SO FAR IN GOLD



$7.4m

TWELVE-MONTH MEDIAN

Nothing closed here in July to September 2026. One quarter mostly reflects which homes happened to sell, so I'd weigh the last two together.

WHAT THE MONEY BOUGHT

	HOMES	MEDIAN PRICE	MEDIAN SQ FT	MEDIAN LOT	$ / SQ FT
Sold, Oct 2026	0	—	—	—	—
Sold, last 12 months	4	$7.4m	6,726	0.88 ac	$1,044
For sale, November 1st, 2026 (asking)	3	$9m	8,089	1.46 ac	$1,100

Asking prices are not sale prices, so read the last row on its own.

04

WHAT EACH PRICE RANGE BUYS, AND HOW IT'S MOVING

The Range Finder

PRICE RANGE	SOLD, 12 MO	MEDIAN SQ FT	MEDIAN LOT	$ / SQ FT	TOTAL DAYS	FOR SALE	VS OCT 4TH	SUPPLY (MO)
Under $4m	1	3,838	1.25 ac	$873	42	0	—	0.0 —
$4–5m	1	5,635	0.83 ac	$852	139	0	—	0.0 —
$5–6m	0	—	—	—	—	1	—	24.0 24-mo pace
$6–7m	0	—	—	—	—	0	—	—
$7–8m	0	—	—	—	—	0	—	—
$8–10m	0	—	—	—	—	1	—	no sales in 2 years
$10m and up	2	8,021	0.77 ac	$1,270	16	1	—	8.0 24-mo pace

EVERY SALE LAST TWELVE MONTHS BY PRICE

ADDRESS	CLOSED	SQ FT	LOT	FIRST ASKED	SOLD	TOTAL DAYS
14488 Strawberry Rd	12/15/25	7,817	0.60 ac	$10,850,000	**$10,350,000**	8
5986 Greensview Ct	1/16/26	8,225	0.93 ac	$10,799,000	**$10,000,000**	24
5936 Fairway Place	1/5/26	5,635	0.83 ac	$5,995,000	**$4,800,000**	139
14104 Dalia Drive	5/26/26	3,838	1.25 ac	$3,995,000	**$3,350,000**	42

Total days count every listing of the home in an unbroken run.

WHAT IT MEANS

Supply in every price range is where it was on October 4th.

Sold, size, lot, $/sq ft and total days: closings over the last twelve months, medians of however many sold. For sale: homes listed on November 1st, 2026, by asking price. Vs Oct 4th: the change in homes for sale since October 4th, up in green, down in red, a dash if the same. Supply: homes for sale divided by that range's monthly pace of sales, with its change since October 4th beneath. Where a range had fewer than six sales in twelve months, its pace reaches back by whole months until six sales, never past two years, and the months used show beneath.



THE TEN HIGHEST SALES · MAR 2025–OCT 2026

The Leaderboard

$10,350,000

1 · 14488 STRAWBERRY RD · CLOSED 12/15/25

7,817 sq ft · 0.60 ac · first asked $10,850,000 · 8 total days



2 · CLOSED 1/16/26

5986 Greensview Ct

$10,000,000

8,225 sq ft · 0.93 ac · first asked $10,799,000 · 24 total days



3 · CLOSED 7/7/25

14140 Dalia Dr

$6,500,000

7,812 sq ft · 0.76 ac · first asked $10,689,000 · 513 total days



4 · CLOSED 10/10/25

14431 Bellvista Drive

$6,500,000

4,870 sq ft · 0.53 ac · first asked $7,850,000 · 58 total days

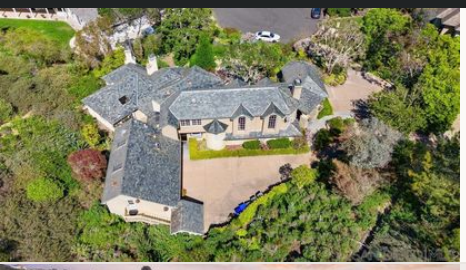
	ADDRESS	CLOSED	SQ FT	LOT	FIRST ASKED	SOLD	TOTAL DAYS
5	14473 Emerald Ln	4/21/25	8,190	*0.74 ac*	$6,950,000	**$6,200,000**	219
6	14242 Dalia Dr Lot 89	7/29/25	5,478	—	$6,500,000	**$6,050,000**	24
7	14479 Emerald Lane	7/24/25	5,878	1.22 ac	$6,295,000	**$5,350,000**	94
8	5936 Fairway Place	1/5/26	5,635	0.83 ac	$5,995,000	**$4,800,000**	139
9	6185 Clubhouse Drive	3/5/25	6,131	0.70 ac	$5,995,000	**$4,680,000**	104
10	14104 Dalia Drive	5/26/26	3,838	1.25 ac	$3,995,000	**$3,350,000**	42

THE WINDOW

The ten highest sales from March 1st, 2025 to October 31st, 2026. The window starts with October and reaches back by whole months only until there are ten sales to rank. Days are total days on market across every listing of the home.

06
EIGHT SALES
JUL 2025-OCT 2026

Closed sales



CLOSED 5/26/26
14104 Dalia Drive
3,838 sq ft · 4 bd · 1.25 ac · first asked $3,995,000 · 42 total days

$3,350,000
$873 / sq ft
83.9% of original



CLOSED 1/16/26
5986 Greensview Ct
8,225 sq ft · 5 bd · 0.93 ac · first asked $10,799,000 · 24 total days

$10,000,000
$1,216 / sq ft
92.6% of original



CLOSED 1/5/26
5936 Fairway Place
5,635 sq ft · 6 bd · 0.83 ac · first asked $5,995,000 · 139 total days

$4,800,000
$852 / sq ft
80.1% of original



CLOSED 12/15/25
14488 Strawberry Rd
7,817 sq ft · 5 bd · 0.60 ac · first asked $10,850,000 · 8 total days

$10,350,000
$1,324 / sq ft
95.4% of original



CLOSED 10/10/25
14431 Bellvista Drive
4,870 sq ft · 4 bd · 0.53 ac · first asked $7,850,000 · 58 total days

$6,500,000
$1,335 / sq ft
82.8% of original

NO PHOTOGRAPH ON FILE

CLOSED 7/29/25
14242 Dalia Dr Lot 89
5,478 sq ft · 4 bd · — · first asked $6,500,000 · 24 total days

$6,050,000
$1,104 / sq ft
93.1% of original

06
EIGHT SALES
JUL 2025-OCT 2026

Closed sales (continued)

NO PHOTOGRAPH ON FILE

CLOSED 7/24/25

14479 Emerald Lane

5,878 sq ft · 4 bd · 1.22 ac · first asked $6,295,000 · 94 total days

$5,350,000
$910 / sq ft
85.0% of original



CLOSED 7/7/25

14140 Dalia Dr

7,812 sq ft · 6 bd · 0.76 ac · first asked $10,689,000 · 513 total days

$6,500,000
$832 / sq ft
60.8% of original

THE WINDOW

Every closing from July 1st, 2025 to October 31st, 2026, most recent first. October alone had fewer than six, so this page reaches back by whole months until it shows six. It is the only page that does.

07

AS OF NOVEMBER 1ST, 2026

For sale and pending

MONTHS OF SUPPLY

6.0

Three homes are for sale today, against 3 on October 4th. At the pace homes have sold here over the last 16 months, that's 6.0 months of supply, up from 5.6 four weeks ago.



FOR SALE · 159 TOTAL DAYS

6369 Clubhouse Drive

8,089 sq ft · 6 bd · 1.48 ac · listed 5/26/26

$10,495,000
asking price



FOR SALE · 165 TOTAL DAYS

6253 Clubhouse Drive

6,400 sq ft · 6 bd · 1.46 ac · listed 5/11/26

$5,995,000
first asked $6,495,000



FOR SALE · 201 TOTAL DAYS

14296 Dalia Drive

8,182 sq ft · 6 bd · 0.65 ac · re-listed 9/4/26

$8,999,000
first asked $10,799,000

PENDING · 0

Nothing is in escrow here today.

SOLD RECENTLY
JUL 2025–OCT 2026

ADDRESS	CLOSED	SQ FT	LOT	FIRST ASKED	SOLD	TOTAL DAYS
14104 Dalia Drive	5/26/26	3,838	1.25 ac	$3,995,000	**$3,350,000**	42
5986 Greensview Ct	1/16/26	8,225	0.93 ac	$10,799,000	**$10,000,000**	24
5936 Fairway Place	1/5/26	5,635	0.83 ac	$5,995,000	**$4,800,000**	139
14488 Strawberry Rd	12/15/25	7,817	0.60 ac	$10,850,000	**$10,350,000**	8
14431 Bellvista Drive	10/10/25	4,870	0.53 ac	$7,850,000	**$6,500,000**	58
14242 Dalia Dr Lot 89	7/29/25	5,478	—	$6,500,000	**$6,050,000**	24
14479 Emerald Lane	7/24/25	5,878	1.22 ac	$6,295,000	**$5,350,000**	94
14140 Dalia Dr	7/7/25	7,812	0.76 ac	$10,689,000	**$6,500,000**	513

The most recent sales, to set the homes for sale against.

Total days count every listing of the home in an unbroken run. Re-listed: the home was listed before and came back on the market.

08
CAME OFF WITHOUT SELLING, LAST 30 DAYS

Off the market

THE LAST 30 DAYS

Nothing here came off the market without selling in the last 30 days.



A NOTE FROM AJ

If I were buying in Del Mar Country Club right now

The market here is fairly balanced right now. That gives a buyer room to be selective without losing the home they want to a long wait.

Before you compare two homes on price per foot, compare the lots. A lot of the value here sits in the land, and price per foot hides it.

Some of the best opportunities I see are homes a buyer can make their own. My design and renovation background is how I help clients see what a home becomes and what the work is worth.

AJ Powers
BROKER/OWNER, IRONS & ESTATES

CALL OR TEXT AJ | EMAIL AJ