

Local Market Update for January 2021

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92117

Clairemont

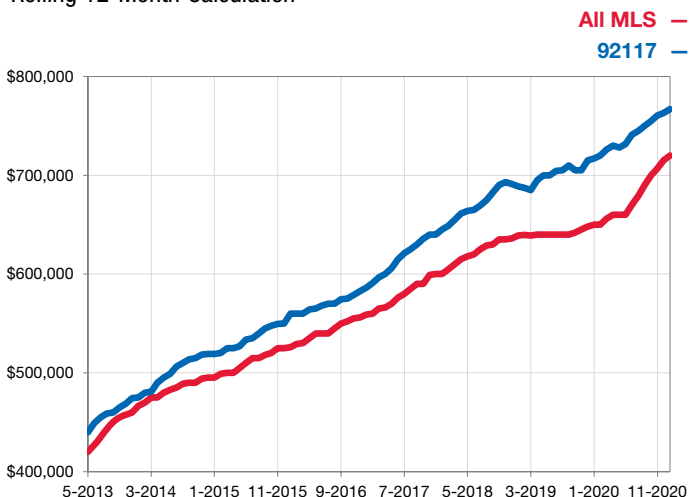
Single Family	January			Year to Date		
	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
Key Metrics						
New Listings	43	36	- 16.3%	43	36	- 16.3%
Pending Sales	53	24	- 54.7%	53	24	- 54.7%
Closed Sales	27	28	+ 3.7%	27	28	+ 3.7%
Median Sales Price*	\$770,000	\$821,000	+ 6.6%	\$770,000	\$821,000	+ 6.6%
Percent of Original List Price Received*	97.6%	101.3%	+ 3.8%	97.6%	101.3%	+ 3.8%
Days on Market Until Sale	23	35	+ 52.2%	23	35	+ 52.2%
Inventory of Homes for Sale	26	19	- 26.9%	--	--	--
Months Supply of Inventory	0.7	0.6	- 14.3%	--	--	--

* 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.

Townhouse-Condo	January			Year to Date		
	2020	2021	Percent Change	Thru 1-2020	Thru 1-2021	Percent Change
Key Metrics						
New Listings	9	11	+ 22.2%	9	11	+ 22.2%
Pending Sales	13	13	0.0%	13	13	0.0%
Closed Sales	8	6	- 25.0%	8	6	- 25.0%
Median Sales Price*	\$377,500	\$470,000	+ 24.5%	\$377,500	\$470,000	+ 24.5%
Percent of Original List Price Received*	96.9%	98.1%	+ 1.2%	96.9%	98.1%	+ 1.2%
Days on Market Until Sale	25	27	+ 8.0%	25	27	+ 8.0%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	0.7	0.8	+ 14.3%	--	--	--

* 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 – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

