

Local Market Update for February 2025

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

92117

Clairemont

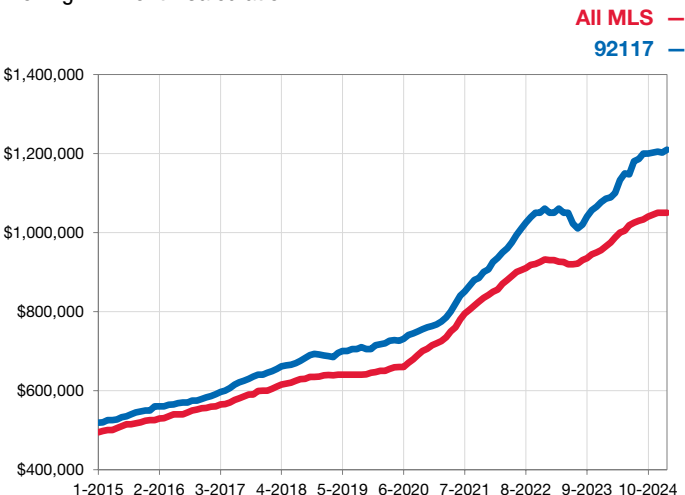
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	26	40	+ 53.8%	57	83	+ 45.6%
Pending Sales	14	31	+ 121.4%	42	51	+ 21.4%
Closed Sales	18	25	+ 38.9%	37	41	+ 10.8%
Median Sales Price*	\$1,165,000	\$1,249,000	+ 7.2%	\$1,150,000	\$1,197,000	+ 4.1%
Percent of Original List Price Received*	102.1%	98.7%	- 3.3%	99.6%	97.9%	- 1.7%
Days on Market Until Sale	19	26	+ 36.8%	22	22	0.0%
Inventory of Homes for Sale	26	44	+ 69.2%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

* 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	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	7	13	+ 85.7%	13	26	+ 100.0%
Pending Sales	5	7	+ 40.0%	13	9	- 30.8%
Closed Sales	7	4	- 42.9%	9	8	- 11.1%
Median Sales Price*	\$551,500	\$684,950	+ 24.2%	\$489,000	\$683,250	+ 39.7%
Percent of Original List Price Received*	100.5%	95.1%	- 5.4%	100.4%	96.5%	- 3.9%
Days on Market Until Sale	37	38	+ 2.7%	36	39	+ 8.3%
Inventory of Homes for Sale	8	20	+ 150.0%	--	--	--
Months Supply of Inventory	1.4	2.9	+ 107.1%	--	--	--

* 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

