

Local Market Update for June 2025

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

92117

Clairemont

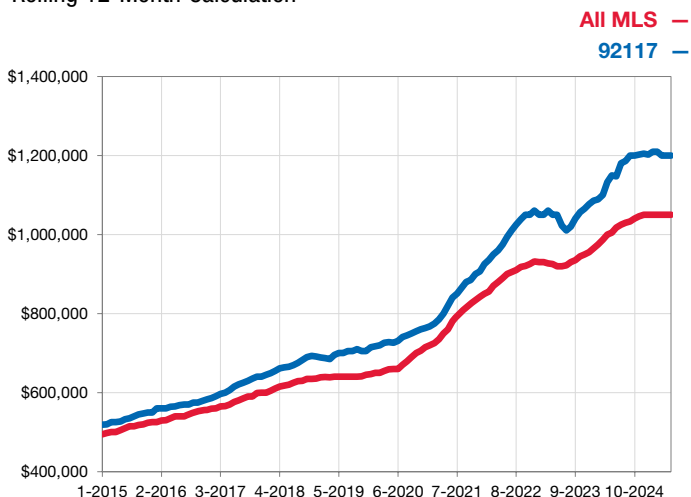
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	42	49	+ 16.7%	205	276	+ 34.6%
Pending Sales	27	25	- 7.4%	156	168	+ 7.7%
Closed Sales	28	24	- 14.3%	147	161	+ 9.5%
Median Sales Price*	\$1,098,500	\$1,138,138	+ 3.6%	\$1,200,711	\$1,150,000	- 4.2%
Percent of Original List Price Received*	100.0%	98.7%	- 1.3%	101.7%	98.1%	- 3.5%
Days on Market Until Sale	22	19	- 13.6%	21	21	0.0%
Inventory of Homes for Sale	34	63	+ 85.3%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

* 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.

Attached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	13	13	0.0%	62	83	+ 33.9%
Pending Sales	10	6	- 40.0%	47	37	- 21.3%
Closed Sales	9	8	- 11.1%	40	37	- 7.5%
Median Sales Price*	\$680,000	\$590,000	- 13.2%	\$602,500	\$665,000	+ 10.4%
Percent of Original List Price Received*	98.3%	96.3%	- 2.0%	99.6%	97.3%	- 2.3%
Days on Market Until Sale	17	33	+ 94.1%	24	28	+ 16.7%
Inventory of Homes for Sale	16	26	+ 62.5%	--	--	--
Months Supply of Inventory	2.5	4.0	+ 60.0%	--	--	--

* 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

