

Local Market Update for April 2025

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

92117

Clairemont

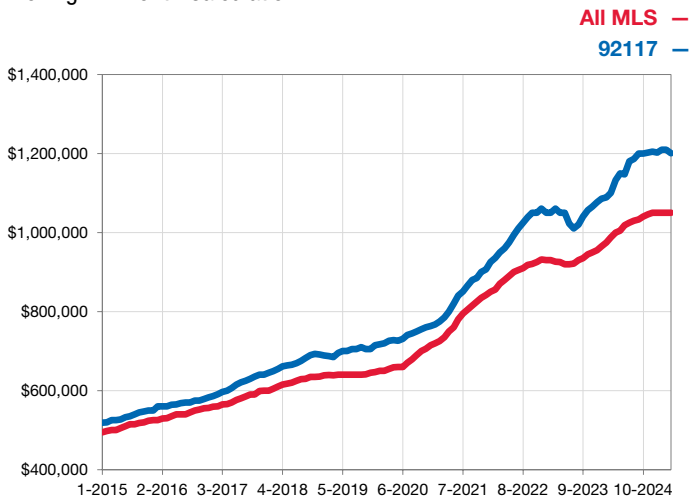
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	41	49	+ 19.5%	126	171	+ 35.7%
Pending Sales	29	22	- 24.1%	95	111	+ 16.8%
Closed Sales	24	35	+ 45.8%	86	103	+ 19.8%
Median Sales Price*	\$1,220,000	\$1,170,000	- 4.1%	\$1,200,000	\$1,197,000	- 0.2%
Percent of Original List Price Received*	101.6%	97.5%	- 4.0%	101.1%	97.4%	- 3.7%
Days on Market Until Sale	19	24	+ 26.3%	24	23	- 4.2%
Inventory of Homes for Sale	31	47	+ 51.6%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	9	20	+ 122.2%	35	54	+ 54.3%
Pending Sales	5	5	0.0%	29	21	- 27.6%
Closed Sales	6	5	- 16.7%	24	23	- 4.2%
Median Sales Price*	\$627,324	\$525,000	- 16.3%	\$565,250	\$729,000	+ 29.0%
Percent of Original List Price Received*	101.0%	95.6%	- 5.3%	99.9%	97.6%	- 2.3%
Days on Market Until Sale	7	16	+ 128.6%	30	29	- 3.3%
Inventory of Homes for Sale	10	24	+ 140.0%	--	--	--
Months Supply of Inventory	1.6	3.6	+ 125.0%	--	--	--

* 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

