

# Local Market Update for March 2025

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

## 92117

Clairemont

### Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	28	36	+ 28.6%	85	120	+ 41.2%
Pending Sales	24	35	+ 45.8%	66	88	+ 33.3%
Closed Sales	25	27	+ 8.0%	62	68	+ 9.7%
Median Sales Price*	\$1,250,000	\$1,210,000	- 3.2%	\$1,185,000	\$1,198,500	+ 1.1%
Percent of Original List Price Received*	102.7%	96.4%	- 6.1%	100.9%	97.3%	- 3.6%
Days on Market Until Sale	32	21	- 34.4%	26	22	- 15.4%
Inventory of Homes for Sale	25	32	+ 28.0%	--	--	--
Months Supply of Inventory	1.1	1.1	0.0%	--	--	--

\* 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.

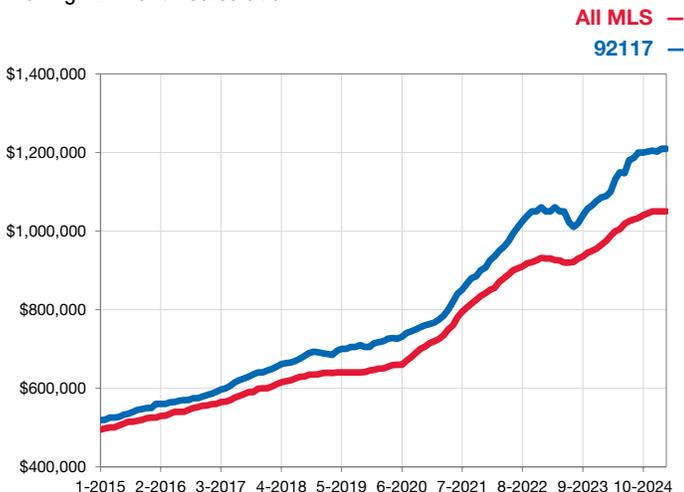
### Townhouse-Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	13	7	- 46.2%	26	34	+ 30.8%
Pending Sales	11	7	- 36.4%	24	16	- 33.3%
Closed Sales	9	10	+ 11.1%	18	18	0.0%
Median Sales Price*	\$595,000	\$769,500	+ 29.3%	\$538,750	\$749,000	+ 39.0%
Percent of Original List Price Received*	98.7%	99.4%	+ 0.7%	99.6%	98.1%	- 1.5%
Days on Market Until Sale	41	27	- 34.1%	38	32	- 15.8%
Inventory of Homes for Sale	8	18	+ 125.0%	--	--	--
Months Supply of Inventory	1.3	2.7	+ 107.7%	--	--	--

\* 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

