

Local Market Update for May 2025

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

92117

Clairemont

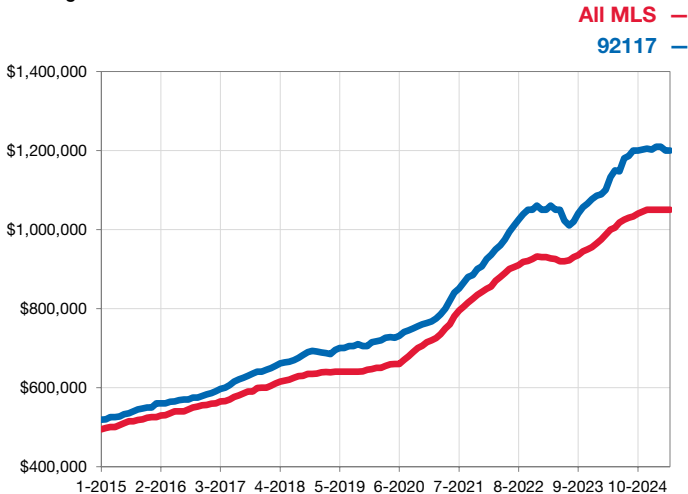
Detached	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
Key Metrics						
New Listings	37	45	+ 21.6%	163	223	+ 36.8%
Pending Sales	34	31	- 8.8%	129	144	+ 11.6%
Closed Sales	33	29	- 12.1%	119	136	+ 14.3%
Median Sales Price*	\$1,263,000	\$1,175,000	- 7.0%	\$1,220,000	\$1,170,000	- 4.1%
Percent of Original List Price Received*	104.7%	100.0%	- 4.5%	102.1%	98.0%	- 4.0%
Days on Market Until Sale	12	19	+ 58.3%	21	22	+ 4.8%
Inventory of Homes for Sale	30	58	+ 93.3%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--

* 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.

Attached	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
Key Metrics						
New Listings	14	15	+ 7.1%	49	70	+ 42.9%
Pending Sales	8	11	+ 37.5%	37	32	- 13.5%
Closed Sales	7	6	- 14.3%	31	29	- 6.5%
Median Sales Price*	\$575,000	\$587,000	+ 2.1%	\$575,000	\$668,325	+ 16.2%
Percent of Original List Price Received*	100.1%	97.8%	- 2.3%	100.0%	97.6%	- 2.4%
Days on Market Until Sale	11	17	+ 54.5%	26	26	0.0%
Inventory of Homes for Sale	14	26	+ 85.7%	--	--	--
Months Supply of Inventory	2.2	3.8	+ 72.7%	--	--	--

* 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

