

Local Market Update for July 2025

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

92117

Clairemont

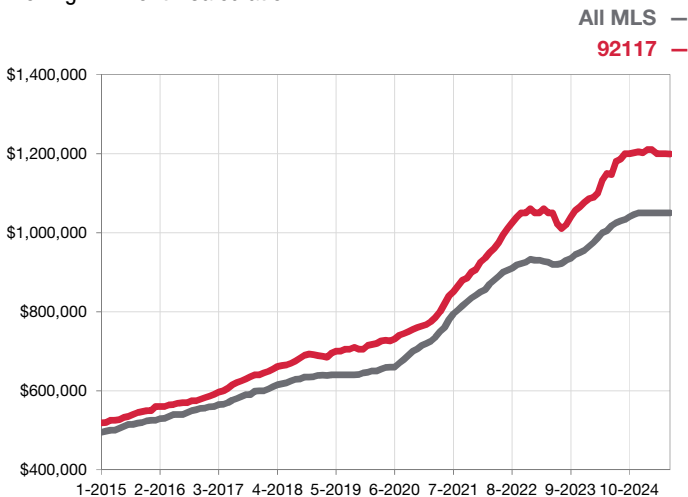
Detached	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
Key Metrics						
New Listings	44	55	+ 25.0%	249	335	+ 34.5%
Pending Sales	35	28	- 20.0%	191	195	+ 2.1%
Closed Sales	33	23	- 30.3%	180	184	+ 2.2%
Median Sales Price*	\$1,215,000	\$1,029,000	- 15.3%	\$1,201,856	\$1,150,000	- 4.3%
Percent of Original List Price Received*	101.0%	96.2%	- 4.8%	101.6%	97.9%	- 3.6%
Days on Market Until Sale	22	26	+ 18.2%	21	22	+ 4.8%
Inventory of Homes for Sale	39	68	+ 74.4%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--

* 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	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
Key Metrics						
New Listings	16	15	- 6.3%	78	99	+ 26.9%
Pending Sales	11	10	- 9.1%	58	44	- 24.1%
Closed Sales	10	6	- 40.0%	50	43	- 14.0%
Median Sales Price*	\$704,950	\$529,500	- 24.9%	\$610,000	\$628,000	+ 3.0%
Percent of Original List Price Received*	100.9%	100.8%	- 0.1%	99.9%	97.8%	- 2.1%
Days on Market Until Sale	13	16	+ 23.1%	22	26	+ 18.2%
Inventory of Homes for Sale	17	28	+ 64.7%	--	--	--
Months Supply of Inventory	2.5	4.5	+ 80.0%	--	--	--

* 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

