

Local Market Update for July 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92117 - Clairemont Mesa

Metro San Diego County

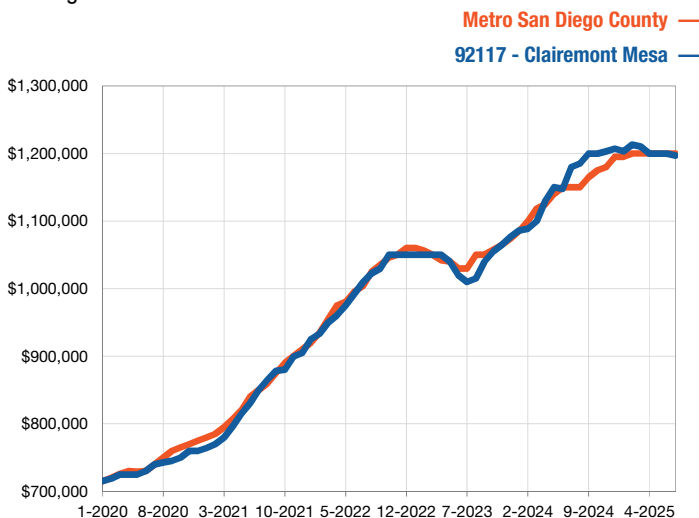
Detached Single-Family	July			Rolling 12 Months		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	44	55	+ 25.0%	395	535	+ 35.4%
Pending Sales	35	27	- 22.9%	291	328	+ 12.7%
Closed Sales	33	23	- 30.3%	289	326	+ 12.8%
Days on Market Until Sale	16	22	+ 37.5%	15	19	+ 26.7%
Median Sales Price*	\$1,215,000	\$1,029,000	- 15.3%	\$1,180,000	\$1,197,000	+ 1.4%
Average Sales Price*	\$1,221,856	\$1,162,426	- 4.9%	\$1,215,453	\$1,242,553	+ 2.2%
Percent of Original List Price Received*	101.0%	96.2%	- 4.8%	100.4%	98.4%	- 2.0%
Percent of List Price Received*	101.2%	98.0%	- 3.2%	101.4%	99.6%	- 1.8%
Inventory of Homes for Sale	44	69	+ 56.8%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--

* 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 Single-Family	July			Rolling 12 Months		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	16	15	- 6.3%	116	142	+ 22.4%
Pending Sales	11	10	- 9.1%	80	74	- 7.5%
Closed Sales	10	6	- 40.0%	78	76	- 2.6%
Days on Market Until Sale	13	14	+ 7.7%	16	26	+ 62.5%
Median Sales Price*	\$704,950	\$529,500	- 24.9%	\$607,500	\$626,000	+ 3.0%
Average Sales Price*	\$799,990	\$551,167	- 31.1%	\$644,960	\$703,256	+ 9.0%
Percent of Original List Price Received*	100.9%	100.8%	- 0.1%	100.0%	98.5%	- 1.5%
Percent of List Price Received*	101.3%	100.9%	- 0.4%	100.7%	99.6%	- 1.1%
Inventory of Homes for Sale	18	27	+ 50.0%	--	--	--
Months Supply of Inventory	2.7	4.4	+ 63.0%	--	--	--

* 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 – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

