

# Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

## 92117 - Clairemont Mesa

Metro San Diego County

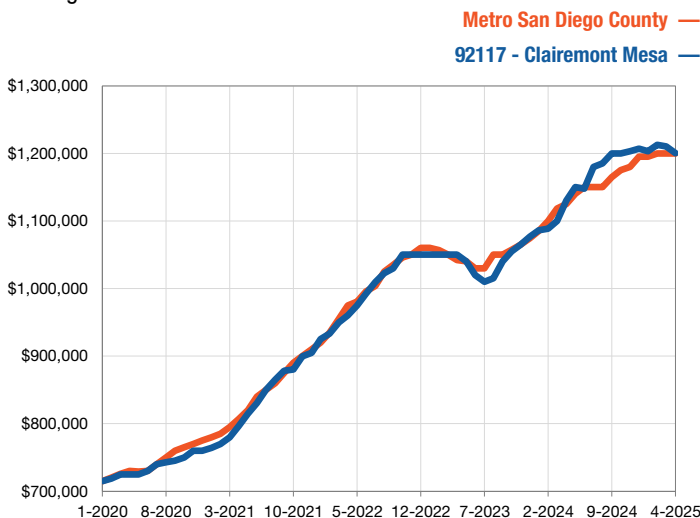
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	41	49	+ 19.5%	377	493	+ 30.8%
Pending Sales	29	23	- 20.7%	277	340	+ 22.7%
Closed Sales	23	35	+ 52.2%	271	338	+ 24.7%
Days on Market Until Sale	14	20	+ 42.9%	15	17	+ 13.3%
Median Sales Price*	\$1,220,000	\$1,170,000	- 4.1%	\$1,130,000	\$1,200,356	+ 6.2%
Average Sales Price*	\$1,271,788	\$1,273,409	+ 0.1%	\$1,183,030	\$1,262,521	+ 6.7%
Percent of Original List Price Received*	101.3%	97.5%	- 3.8%	100.8%	99.4%	- 1.4%
Percent of List Price Received*	101.9%	98.6%	- 3.2%	101.7%	100.4%	- 1.3%
Inventory of Homes for Sale	36	46	+ 27.8%	--	--	--
Months Supply of Inventory	1.6	1.6	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.

Attached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	9	20	+ 122.2%	101	140	+ 38.6%
Pending Sales	5	5	0.0%	76	80	+ 5.3%
Closed Sales	6	5	- 16.7%	72	82	+ 13.9%
Days on Market Until Sale	7	14	+ 100.0%	18	23	+ 27.8%
Median Sales Price*	\$627,324	\$525,000	- 16.3%	\$587,500	\$639,000	+ 8.8%
Average Sales Price*	\$659,108	\$623,000	- 5.5%	\$606,305	\$732,815	+ 20.9%
Percent of Original List Price Received*	101.0%	95.6%	- 5.3%	100.7%	99.0%	- 1.7%
Percent of List Price Received*	101.0%	96.5%	- 4.5%	101.3%	100.0%	- 1.3%
Inventory of Homes for Sale	12	24	+ 100.0%	--	--	--
Months Supply of Inventory	1.9	3.6	+ 89.5%	--	--	--

\* 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.

**Median Sales Price – Detached Single-Family**  
 Rolling 12-Month Calculation



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

