



Fidelity National Title - Team Title Guy

Claremont, CA

REPORT FOR 5/4/2026

Single-Family Homes

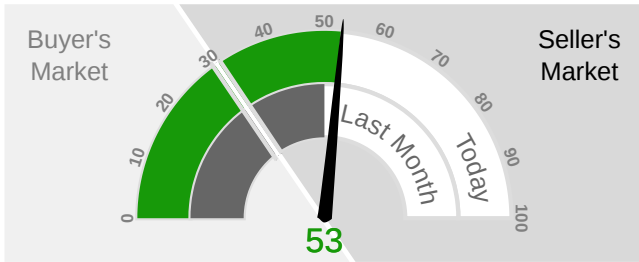


Have you seen the markets? Rates, DOM, Inventory?

This week the median list price for Claremont, CA is \$1,139,000 with the market action index hovering around 53. This is an increase over last month's market action index of 50. Inventory has increased to 46.

MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



Strong Seller's Market

MARKET NARRATIVE

Market conditions have recently resumed tightening. As the rate of home sales increases relative to the number of homes on the market, the Market Action Index increases. Even though the MAI is technically in the Seller's zone, prices have not yet started climbing along with the changes in Market Action, but expect them to do so if the trend continues.

MARKET SEGMENTS

Each segment below represents approximately 25% of the market ordered by price.

Median Price	Sq. Ft.	Lot Size	Beds	Bath	Age	New	Absorbed	DOM
\$2,072,500	3,660	0.5 - 1 acre	5	3.8	25	0	2	59
\$1,395,000	2,576	0.25 - 0.5 acre	4	3	53	3	5	21
\$1,049,500	2,066	0.25 - 0.5 acre	4	2	66	2	0	49
\$925,000	1,836	8,000 - 10,000 sqft	3	2	69	2	2	14

REAL-TIME MARKET PROFILE

Median List Price		\$1,139,000
Median Price of New Listings		\$1,050,000
Per Square Foot		\$534
Average Days on Market		64
Median Days on Market		21
Price Decreased		22%
Price Increased		2%
Relisted		7%
Inventory		46
Median Rent		\$3,600
Market Action		53

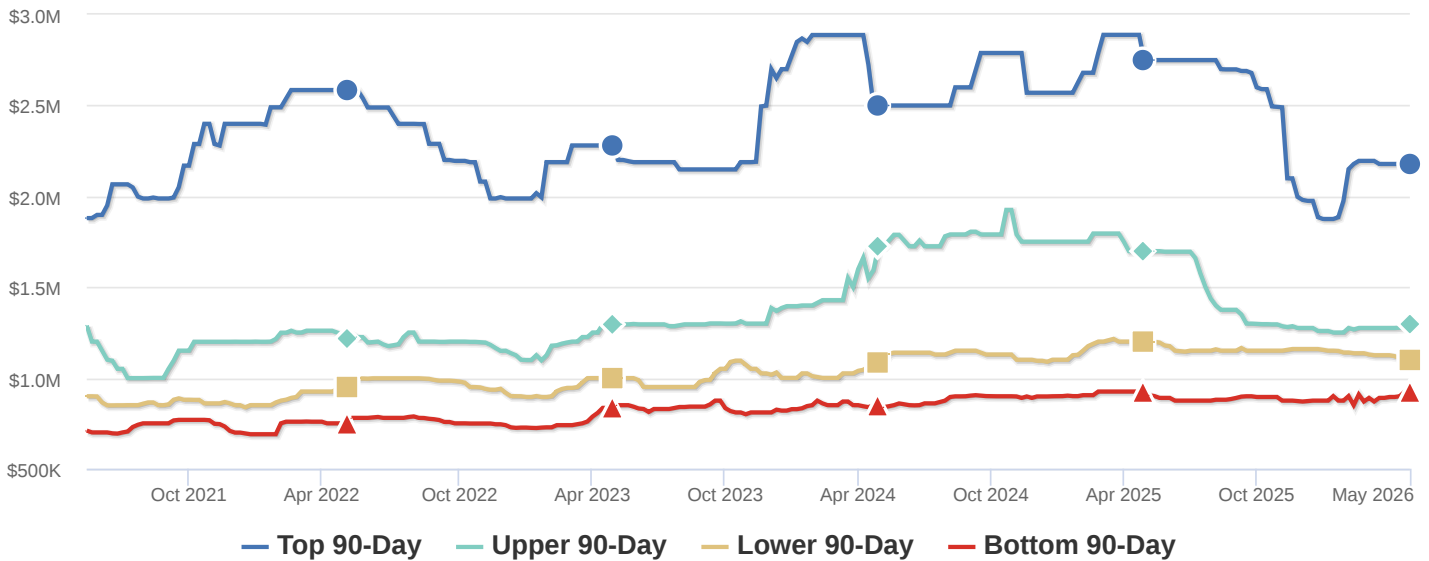
Strong Seller's Market

MEDIAN LIST PRICE

Again this week we see a downward notch for prices. Prices continue to pull back from the market's highs. The Market Action Index is a good leading indicator for the durability of this trend.

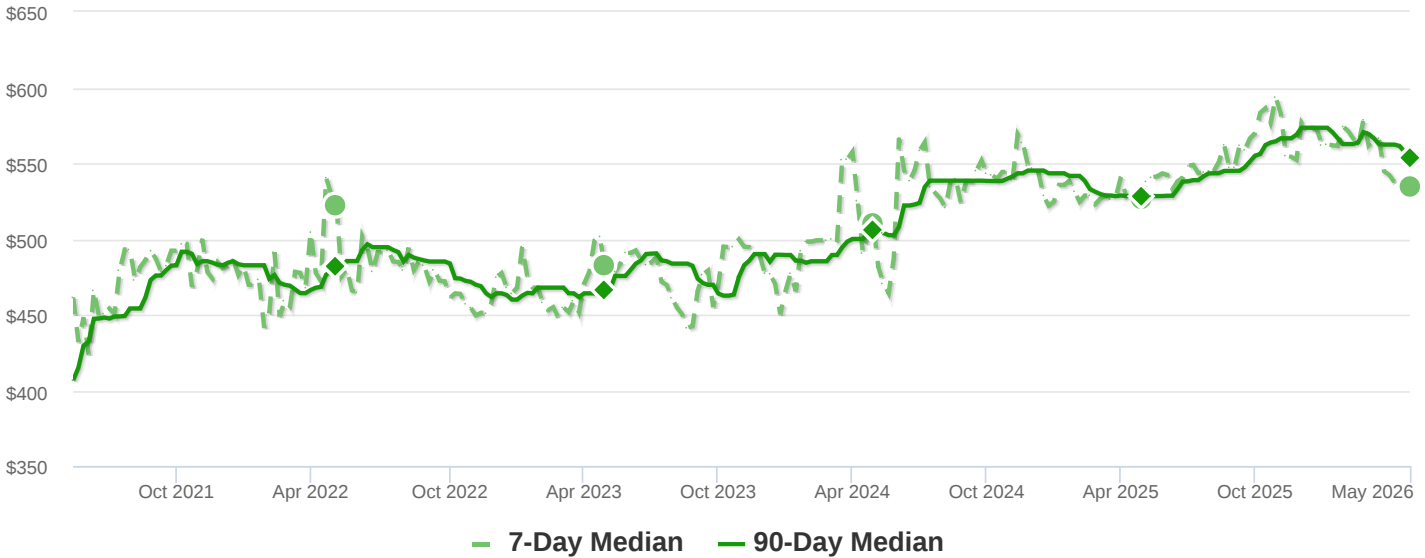


SEGMENTS



PRICE PER SQUARE FOOT

The market's downward trends are shared across both price and value. People are recently placing less value on homes (you can see the recent declines in price per square foot as evidence.) Look for significant changes in the Market Action Index as a precursor to price and value changes, possibly as inflection points for good investment opportunities.



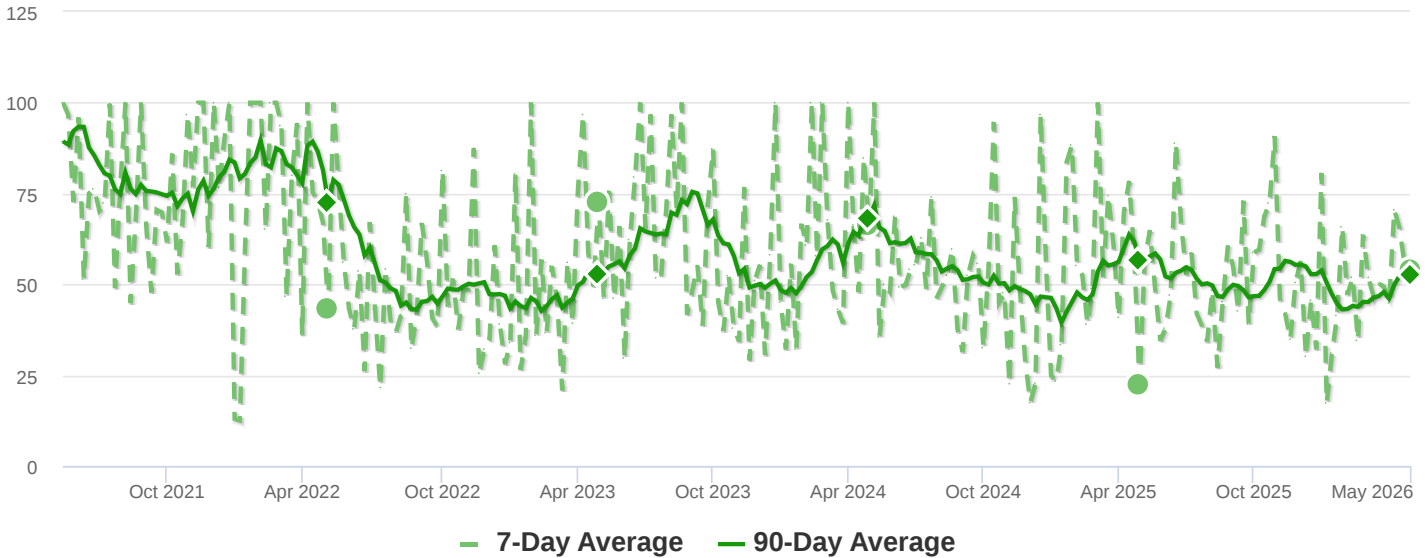
INVENTORY

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.

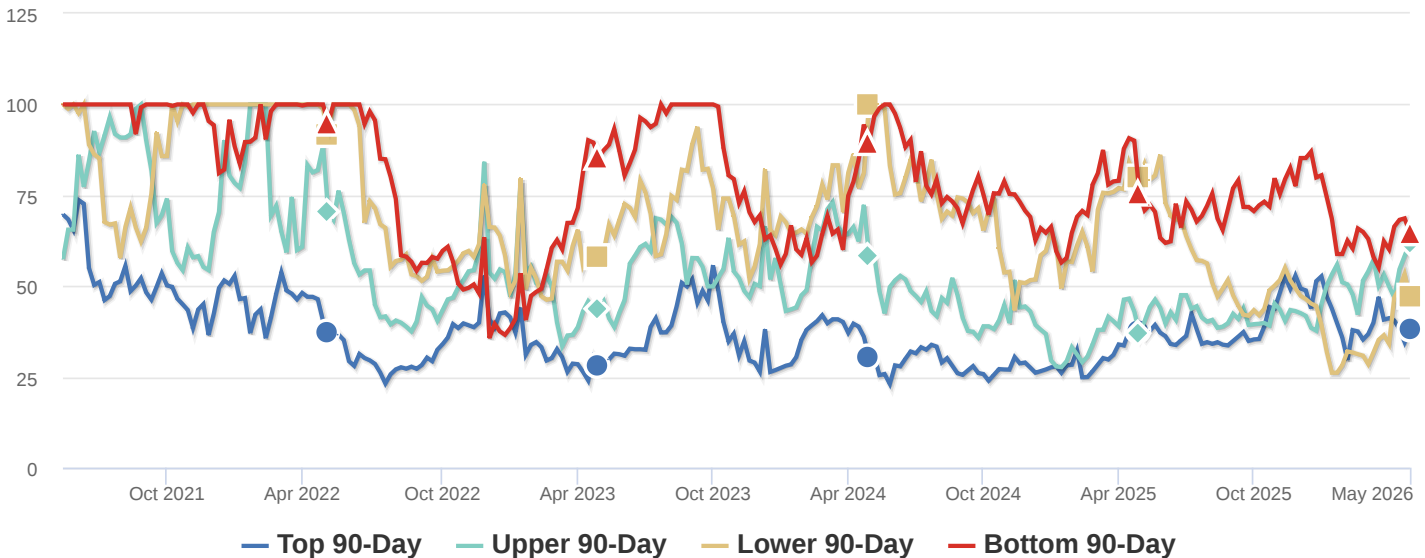


MARKET ACTION INDEX

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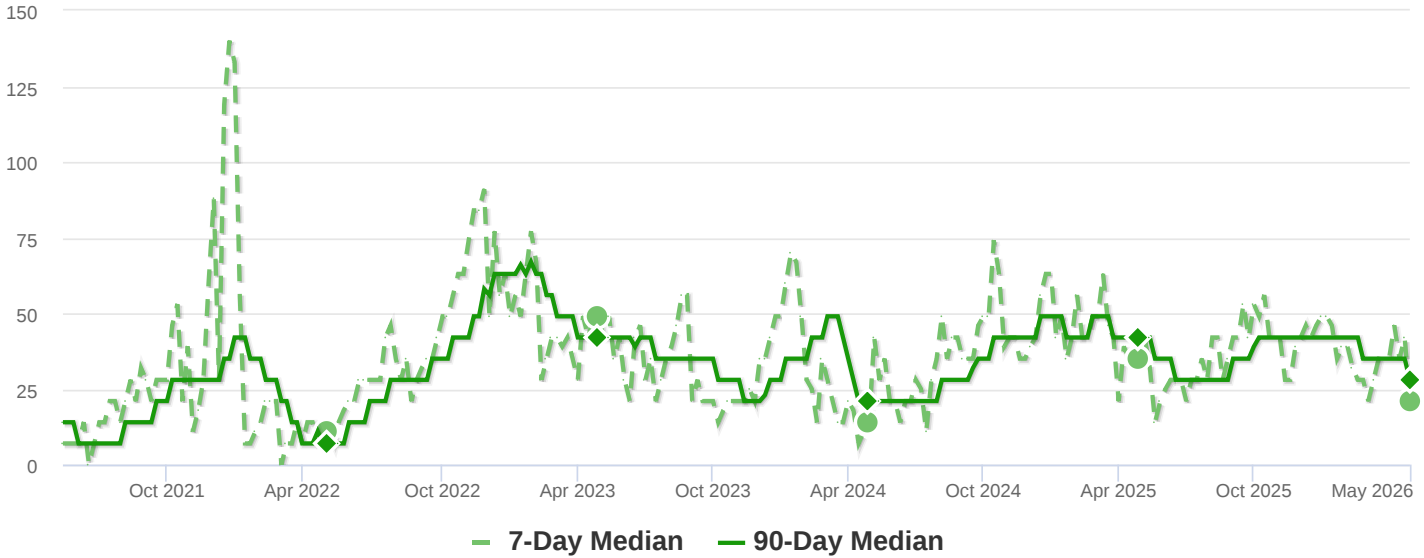


MARKET ACTION SEGMENTS



MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 64 days. Half of the listings have come newly on the market in the past 21 or so days. Watch the 90-day DOM trend for signals of a changing market.



SEGMENTS

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.

