



Fidelity National Title - Team Title Guy

Claremont, CA

REPORT FOR 4/21/2026

Single-Family Homes

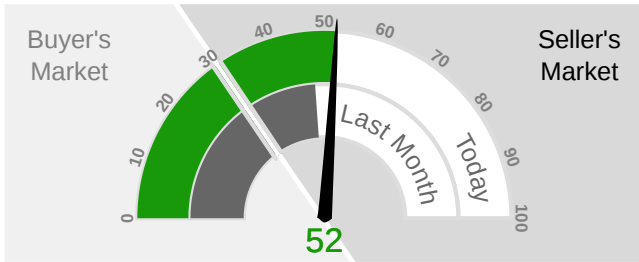


Have you seen the markets? Rates, DOM, Inventory?

This week the median list price for Claremont, CA is \$1,262,250 with the market action index hovering around 52. This is an increase over last month's market action index of 48. Inventory has increased to 40.

MARKET ACTION INDEX

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



Strong Seller's Market

MARKET NARRATIVE

The market continues to get hotter. More sales demand and fewer homes listed have contributed to a relatively long run of increasing prices. Current supply and demand levels show no sign of prices changing from their current trend.

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
\$2,110,000	3,715	0.5 - 1 acre	5	3.8	26	3	1	59
\$1,368,500	2,609	0.25 - 0.5 acre	4	3	71	1	2	14
\$1,110,450	2,105	0.25 - 0.5 acre	4	2.8	63	3	4	112
\$937,000	1,817	8,000 - 10,000 sqft	3	1.5	71	2	3	17

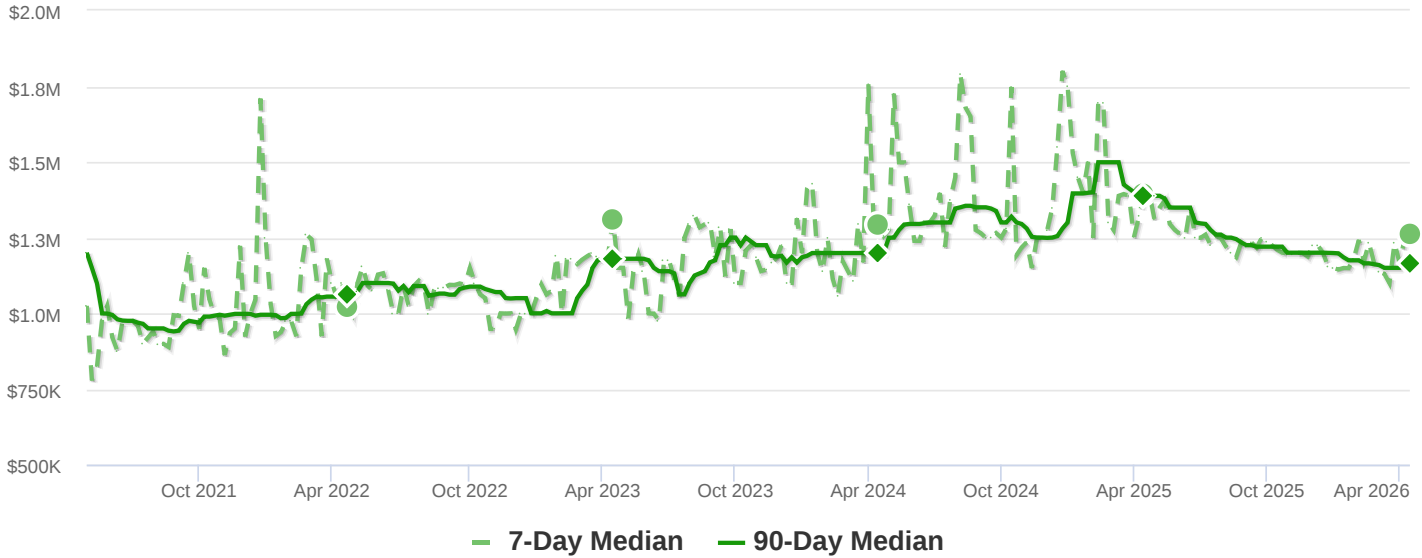
REAL-TIME MARKET PROFILE

Median List Price		\$1,262,250
Median Price of New Listings		\$1,128,000
Per Square Foot		\$531
Average Days on Market		79
Median Days on Market		35
Price Decreased		30%
Price Increased		0%
Relisted		5%
Inventory		40
Median Rent		\$3,373
Market Action		52

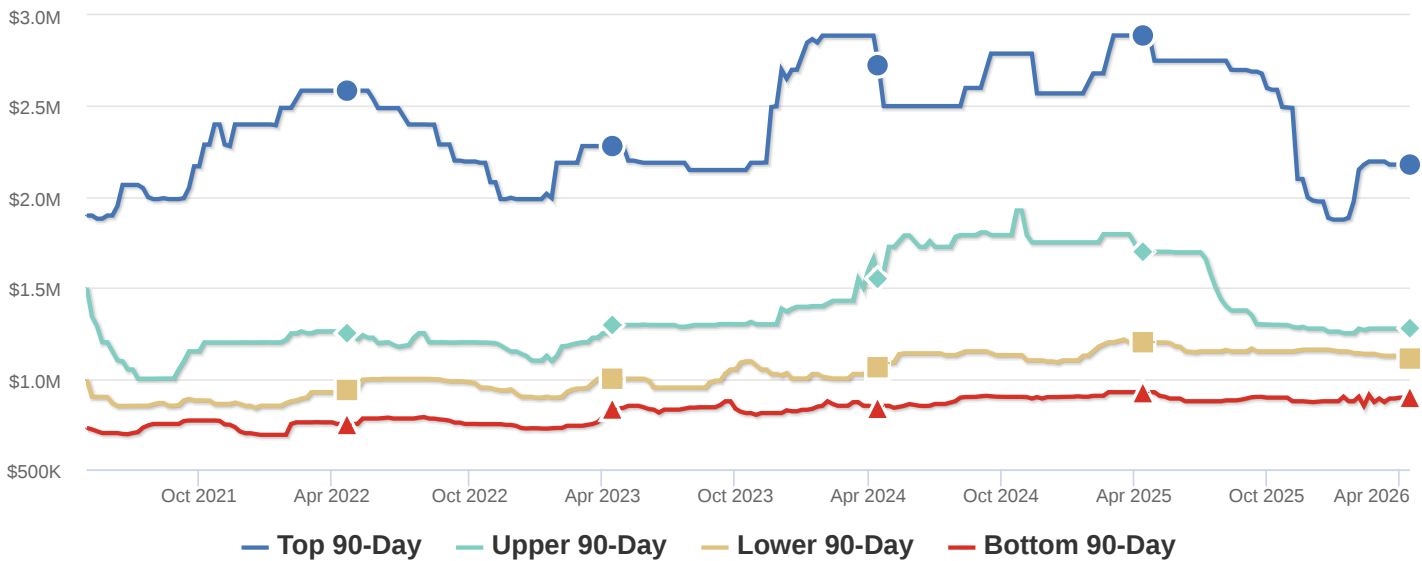
Strong Seller's Market

MEDIAN LIST PRICE

Prices hit another all time high this week. Given current conditions, prices continue to march higher. A persistent drop of the Market Action Index into the Buyer's zone will be a leading indicator of the price strength subsiding.



SEGMENTS



PRICE PER SQUARE FOOT

This is a market where watching the value metrics (like price per square foot) can provide insight that you don't get at first glance. Despite the fact that home prices are rising fairly consistently, the price per square foot of homes listed is declining. Often this can be attributed to new and remodeled homes on the market. Buyers in the area are paying more but also getting more for their money.



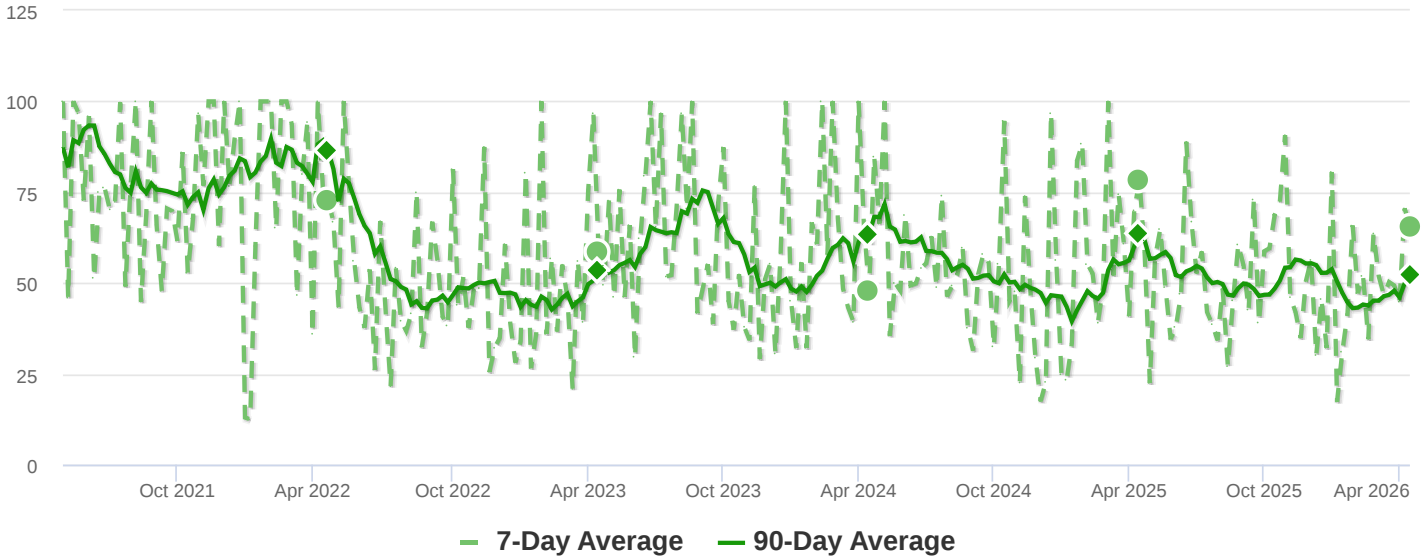
INVENTORY

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.

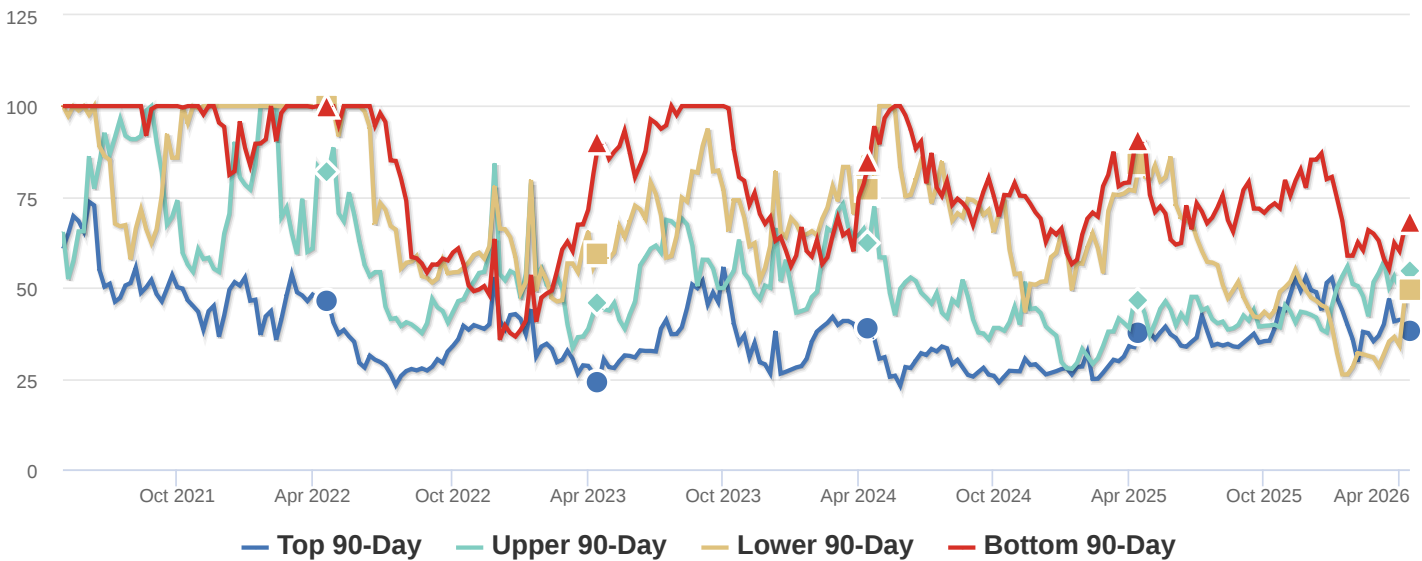


MARKET ACTION INDEX

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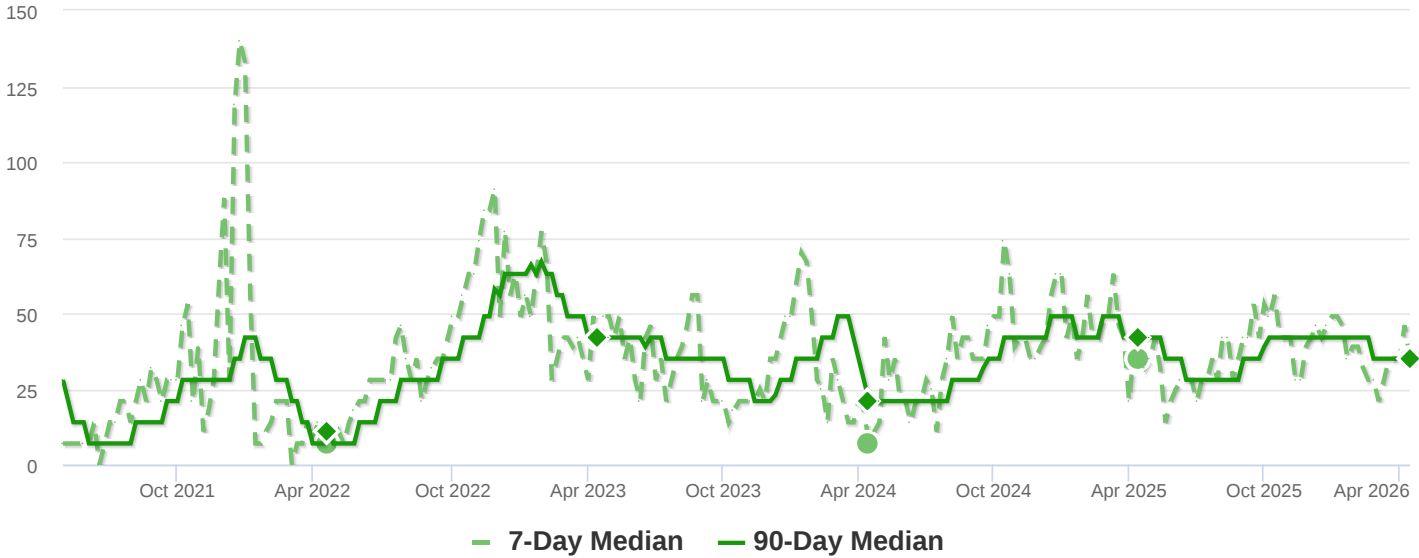


MARKET ACTION SEGMENTS



MEDIAN DAYS ON MARKET (DOM)

The properties have been on the market for an average of 79 days. Half of the listings have come newly on the market in the past 35 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.

