

# Local Market Update for October 2022

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

## 92117

Clairemont

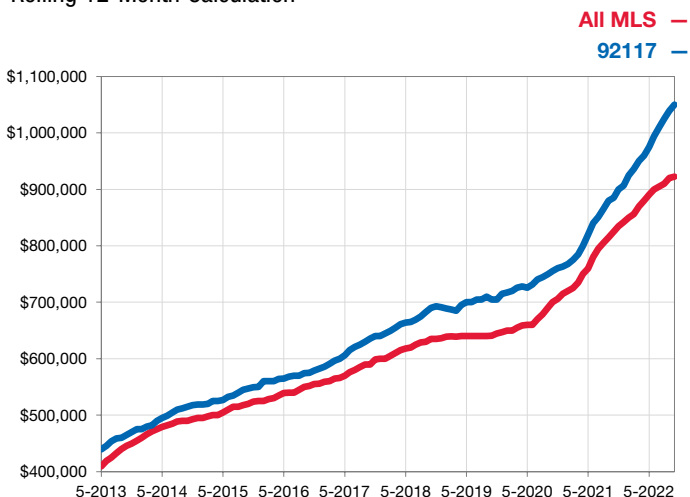
Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
New Listings	42	35	- 16.7%	495	439	- 11.3%
Pending Sales	38	29	- 23.7%	405	345	- 14.8%
Closed Sales	41	25	- 39.0%	398	346	- 13.1%
Median Sales Price*	\$875,000	\$987,000	+ 12.8%	\$901,000	\$1,072,500	+ 19.0%
Percent of Original List Price Received*	102.1%	95.6%	- 6.4%	103.5%	103.0%	- 0.5%
Days on Market Until Sale	19	21	+ 10.5%	15	18	+ 20.0%
Inventory of Homes for Sale	30	35	+ 16.7%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

\* 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.

Townhouse-Condo	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
<b>Key Metrics</b>						
New Listings	4	9	+ 125.0%	128	110	- 14.1%
Pending Sales	10	3	- 70.0%	127	83	- 34.6%
Closed Sales	11	8	- 27.3%	121	86	- 28.9%
Median Sales Price*	\$550,000	\$587,495	+ 6.8%	\$480,000	\$615,000	+ 28.1%
Percent of Original List Price Received*	104.0%	96.6%	- 7.1%	103.2%	103.6%	+ 0.4%
Days on Market Until Sale	16	25	+ 56.3%	15	17	+ 13.3%
Inventory of Homes for Sale	3	11	+ 266.7%	--	--	--
Months Supply of Inventory	0.3	1.4	+ 366.7%	--	--	--

\* 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

