

Local Market Update for December 2025

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

92117

Clairemont

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		31	21	- 32.3%	427	549	+ 28.6%
Pending Sales		23	20	- 13.0%	318	355	+ 11.6%
Closed Sales		28	33	+ 17.9%	316	352	+ 11.4%
Median Sales Price*		\$1,217,000	\$1,350,000	+ 10.9%	\$1,207,000	\$1,185,000	- 1.8%
Percent of Original List Price Received*		99.2%	96.9%	- 2.3%	100.5%	97.6%	- 2.9%
Days on Market Until Sale		30	35	+ 16.7%	22	25	+ 13.6%
Inventory of Homes for Sale		36	28	- 22.2%	--	--	--
Months Supply of Inventory		1.4	0.9	- 35.7%	--	--	--

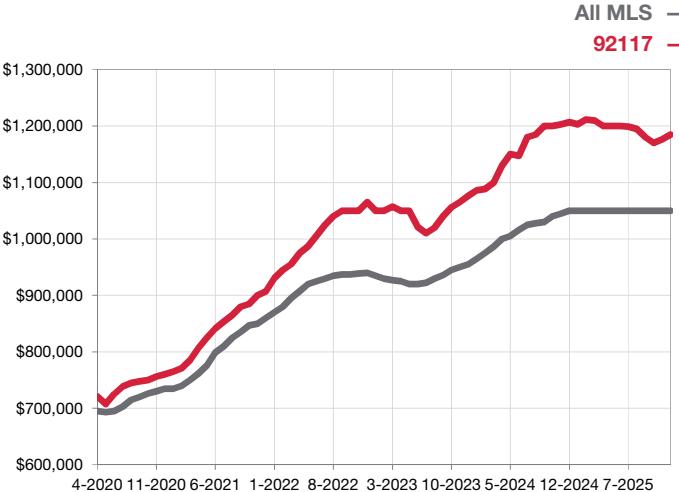
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		4	6	+ 50.0%	106	161	+ 51.9%
Pending Sales		4	3	- 25.0%	87	74	- 14.9%
Closed Sales		6	7	+ 16.7%	82	79	- 3.7%
Median Sales Price*		\$671,000	\$889,000	+ 32.5%	\$612,500	\$596,500	- 2.6%
Percent of Original List Price Received*		97.7%	97.4%	- 0.3%	99.7%	97.5%	- 2.2%
Days on Market Until Sale		26	36	+ 38.5%	24	33	+ 37.5%
Inventory of Homes for Sale		11	15	+ 36.4%	--	--	--
Months Supply of Inventory		1.5	2.4	+ 60.0%	--	--	--

* 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 – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

