

Local Market Update for September 2025

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

92117

Clairemont

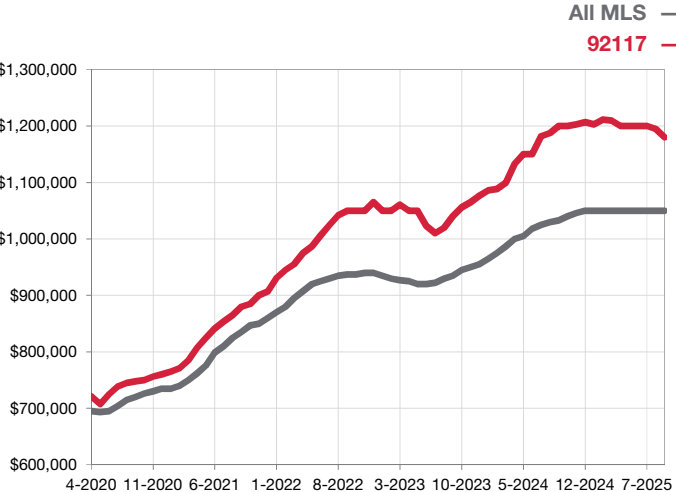
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	51	51	0.0%	284	438	+ 54.2%
Pending Sales	26	36	+ 38.5%	245	273	+ 11.4%
Closed Sales	27	27	0.0%	240	250	+ 4.2%
Median Sales Price*	\$1,285,000	\$1,185,000	- 7.8%	\$1,214,000	\$1,170,000	- 3.6%
Percent of Original List Price Received*	98.6%	98.1%	- 0.5%	101.1%	97.5%	- 3.6%
Days on Market Until Sale	24	21	- 12.5%	21	24	+ 14.3%
Inventory of Homes for Sale	39	50	+ 28.2%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--

* 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	8	14	+ 75.0%	74	128	+ 73.0%
Pending Sales	7	8	+ 14.3%	73	56	- 23.3%
Closed Sales	7	4	- 42.9%	68	55	- 19.1%
Median Sales Price*	\$600,000	\$528,750	- 11.9%	\$610,500	\$596,500	- 2.3%
Percent of Original List Price Received*	99.7%	94.6%	- 5.1%	99.7%	97.3%	- 2.4%
Days on Market Until Sale	35	61	+ 74.3%	24	34	+ 41.7%
Inventory of Homes for Sale	8	24	+ 200.0%	--	--	--
Months Supply of Inventory	1.2	4.1	+ 241.7%	--	--	--

* 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

