# **Local Market Update for October 2025**

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

# 92117

## Clairemont

Detached	October			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	53	53	0.0%	363	491	+ 35.3%	
Pending Sales	31	33	+ 6.5%	274	306	+ 11.7%	
Closed Sales	28	41	+ 46.4%	266	290	+ 9.0%	
Median Sales Price*	\$1,179,500	\$1,120,000	- 5.0%	\$1,204,000	\$1,150,000	- 4.5%	
Percent of Original List Price Received*	98.1%	98.0%	- 0.1%	100.8%	97.6%	- 3.2%	
Days on Market Until Sale	25	27	+ 8.0%	21	24	+ 14.3%	
Inventory of Homes for Sale	43	52	+ 20.9%				
Months Supply of Inventory	1.7	1.8	+ 5.9%				

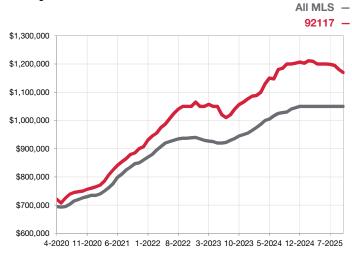
<sup>\*</sup> Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	7	19	+ 171.4%	91	150	+ 64.8%	
Pending Sales	5	8	+ 60.0%	77	65	- 15.6%	
Closed Sales	6	8	+ 33.3%	73	64	- 12.3%	
Median Sales Price*	\$614,500	\$692,500	+ 12.7%	\$611,000	\$628,000	+ 2.8%	
Percent of Original List Price Received*	101.5%	95.8%	- 5.6%	99.9%	97.1%	- 2.8%	
Days on Market Until Sale	35	28	- 20.0%	24	33	+ 37.5%	
Inventory of Homes for Sale	8	26	+ 225.0%				
Months Supply of Inventory	1.2	4.2	+ 250.0%				

<sup>\*</sup> 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

