

Local Market Update for December 2025

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

92117

Clairemont

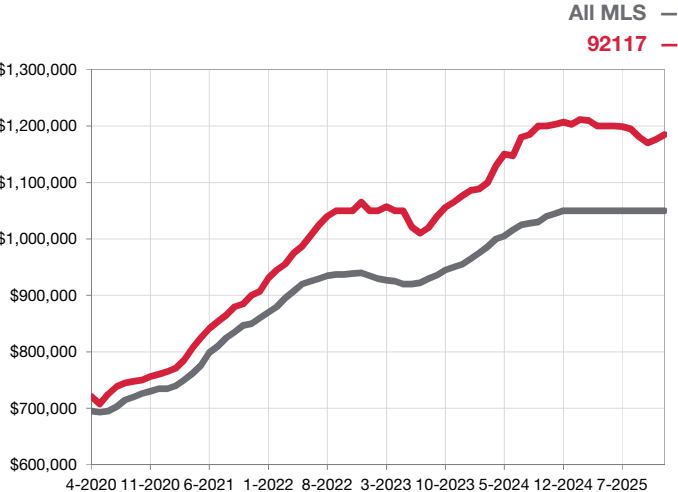
| Detached | December | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|--------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 12-2024 | Thru 12-2025 | Percent Change |
| New Listings | 31 | 21 | - 32.3% | 427 | 549 | + 28.6% |
| Pending 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

