

Local Market Update for November 2025

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

92117

Clairemont

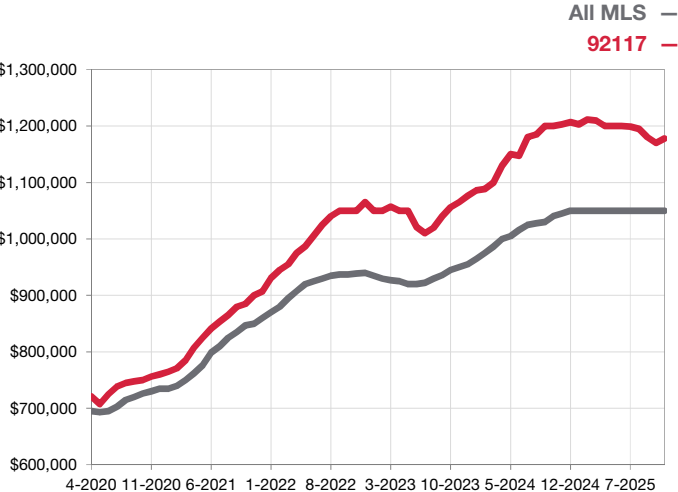
| Detached | November | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|--------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 11-2024 | Thru 11-2025 | Percent Change |
| New Listings | 31 | 31 | 0.0% | 396 | 525 | + 32.6% |
| Pending Sales | 21 | 30 | + 42.9% | 295 | 334 | + 13.2% |
| Closed Sales | 22 | 27 | + 22.7% | 288 | 318 | + 10.4% |
| Median Sales Price* | \$1,214,500 | \$1,250,000 | + 2.9% | \$1,204,000 | \$1,170,000 | - 2.8% |
| Percent of Original List Price Received* | 99.3% | 99.0% | - 0.3% | 100.7% | 97.7% | - 3.0% |
| Days on Market Until Sale | 21 | 19 | - 9.5% | 21 | 24 | + 14.3% |
| Inventory of Homes for Sale | 49 | 43 | - 12.2% | -- | -- | -- |
| Months Supply of Inventory | 1.9 | 1.4 | - 26.3% | -- | -- | -- |

* 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 | November | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 11-2024 | Thru 11-2025 | Percent Change |
| New Listings | 11 | 4 | - 63.6% | 102 | 155 | + 52.0% |
| Pending Sales | 6 | 4 | - 33.3% | 83 | 71 | - 14.5% |
| Closed Sales | 3 | 8 | + 166.7% | 76 | 72 | - 5.3% |
| Median Sales Price* | \$600,000 | \$480,000 | - 20.0% | \$611,000 | \$579,900 | - 5.1% |
| Percent of Original List Price Received* | 99.4% | 100.2% | + 0.8% | 99.8% | 97.5% | - 2.3% |
| Days on Market Until Sale | 24 | 34 | + 41.7% | 24 | 33 | + 37.5% |
| Inventory of Homes for Sale | 11 | 21 | + 90.9% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 3.4 | + 112.5% | -- | -- | -- |

* 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

