

# Local Market Update for December 2025

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

92117

Clairemont

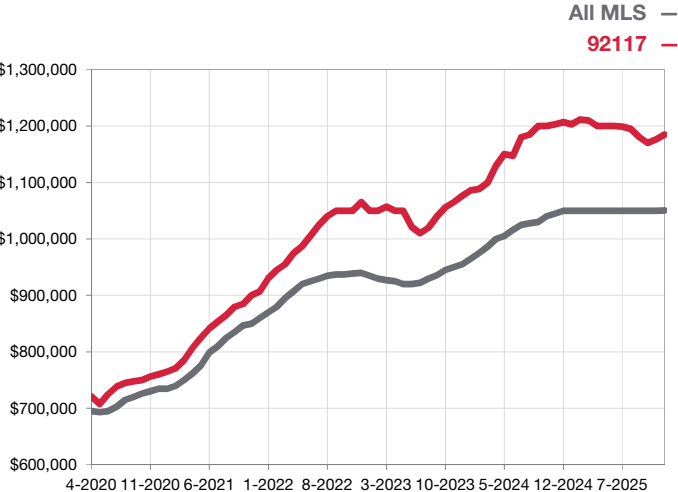
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	7	7	0.0%	426	496	+ 16.4%
Pending Sales	23	21	- 8.7%	318	356	+ 11.9%
Closed Sales	28	33	+ 17.9%	316	352	+ 11.4%
Median Sales Price*	\$1,217,000	\$1,350,000	+ 10.9%	\$1,207,000	\$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	35	11	- 68.6%	--	--	--
Months Supply of Inventory	1.3	0.4	- 69.2%	--	--	--

\* 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	0	- 100.0%	106	148	+ 39.6%
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	9	- 18.2%	--	--	--
Months Supply of Inventory	1.5	1.5	0.0%	--	--	--

\* 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

