

Local Market Update for November 2025

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

92117

Clairemont

Detached

Key Metrics	November			Year to Date		
	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.

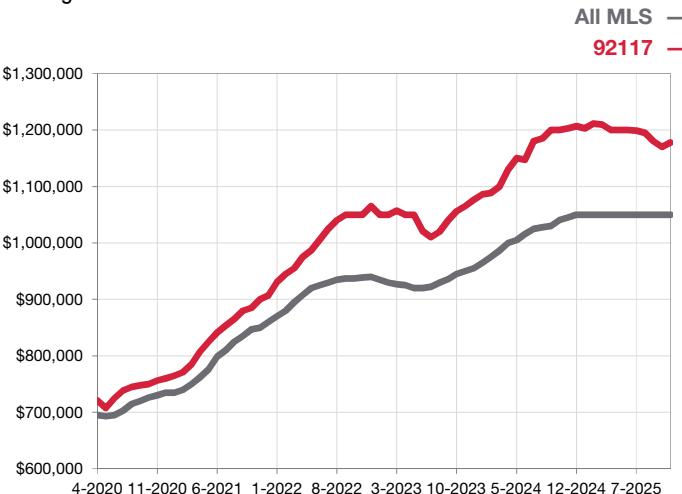
Attached

Key Metrics	November			Year to Date		
	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

