

Local Market Update for August 2025

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

92117

Clairemont

Detached	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
Key Metrics						
New Listings	42	42	0.0%	298	375	+ 25.8%
Pending Sales	28	39	+ 39.3%	219	230	+ 5.0%
Closed Sales	32	31	- 3.1%	212	212	0.0%
Median Sales Price*	\$1,200,000	\$1,160,000	- 3.3%	\$1,200,000	\$1,150,000	- 4.2%
Percent of Original List Price Received*	100.7%	94.8%	- 5.9%	101.4%	97.4%	- 3.9%
Days on Market Until Sale	16	28	+ 75.0%	20	23	+ 15.0%
Inventory of Homes for Sale	49	54	+ 10.2%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

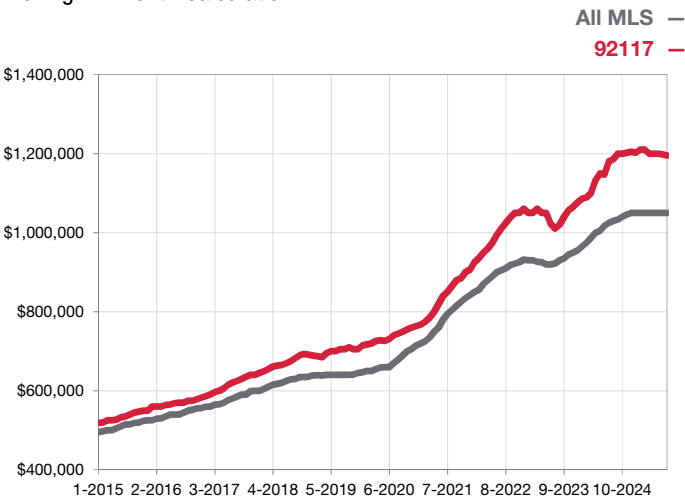
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
Key Metrics						
New Listings	10	15	+ 50.0%	88	114	+ 29.5%
Pending Sales	8	3	- 62.5%	66	46	- 30.3%
Closed Sales	11	7	- 36.4%	61	50	- 18.0%
Median Sales Price*	\$750,000	\$565,000	- 24.7%	\$611,000	\$616,500	+ 0.9%
Percent of Original List Price Received*	98.9%	95.9%	- 3.0%	99.7%	97.5%	- 2.2%
Days on Market Until Sale	24	44	+ 83.3%	22	29	+ 31.8%
Inventory of Homes for Sale	14	27	+ 92.9%	--	--	--
Months Supply of Inventory	2.1	4.8	+ 128.6%	--	--	--

* 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

