## **Local Market Update for October 2025**

Provided by the North San Diego County REALTORS®.



## 92117 - Clairemont Mesa

Metro San Diego County

Detached Single-Family	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	45	56	+ 24.4%	426	563	+ 32.2%	
Pending Sales	31	33	+ 6.5%	312	354	+ 13.5%	
Closed Sales	28	42	+ 50.0%	318	344	+ 8.2%	
Days on Market Until Sale	18	25	+ 38.9%	15	21	+ 40.0%	
Median Sales Price*	\$1,179,500	\$1,120,000	- 5.0%	\$1,200,000	\$1,165,000	- 2.9%	
Average Sales Price*	\$1,195,554	\$1,149,334	- 3.9%	\$1,234,564	\$1,230,790	- 0.3%	
Percent of Original List Price Received*	98.1%	98.0%	- 0.1%	100.4%	97.8%	- 2.6%	
Percent of List Price Received*	99.7%	99.6%	- 0.1%	101.4%	99.2%	- 2.2%	
Inventory of Homes for Sale	49	56	+ 14.3%				
Months Supply of Inventory	1.9	1.9	0.0%				

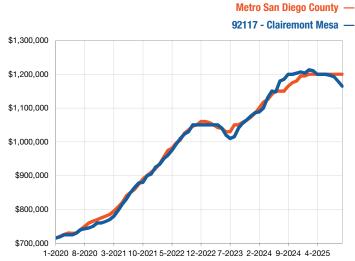
<sup>\*</sup> Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	7	20	+ 185.7%	114	169	+ 48.2%	
Pending Sales	5	8	+ 60.0%	83	75	- 9.6%	
Closed Sales	6	8	+ 33.3%	81	73	- 9.9%	
Days on Market Until Sale	35	27	- 22.9%	21	31	+ 47.6%	
Median Sales Price*	\$614,500	\$692,500	+ 12.7%	\$611,000	\$626,000	+ 2.5%	
Average Sales Price*	\$763,845	\$647,688	- 15.2%	\$692,281	\$663,133	- 4.2%	
Percent of Original List Price Received*	101.5%	95.8%	- 5.6%	99.8%	97.3%	- 2.5%	
Percent of List Price Received*	102.3%	98.8%	- 3.4%	100.6%	99.0%	- 1.6%	
Inventory of Homes for Sale	14	28	+ 100.0%				
Months Supply of Inventory	2.0	4.5	+ 125.0%				

<sup>\*</sup> 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 - Detached Single-Family

Rolling 12-Month Calculation



## Median Sales Price - Attached Single-Family

Rolling 12-Month Calculation

