

Local Market Update for June 2026

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

92117

Clairemont

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	50	40	- 20.0%	283	225	- 20.5%
Pending Sales	24	29	+ 20.8%	168	168	0.0%
Closed Sales	24	28	+ 16.7%	163	158	- 3.1%
Median Sales Price*	\$1,145,000	\$1,267,500	+ 10.7%	\$1,160,000	\$1,190,000	+ 2.6%
Percent of Original List Price Received*	98.7%	99.6%	+ 0.9%	98.1%	99.3%	+ 1.2%
Days on Market Until Sale	22	30	+ 36.4%	22	23	+ 4.5%
Inventory of Homes for Sale	71	34	- 52.1%	—	—	—
Months Supply of Inventory	2.6	1.2	- 53.8%	—	—	—

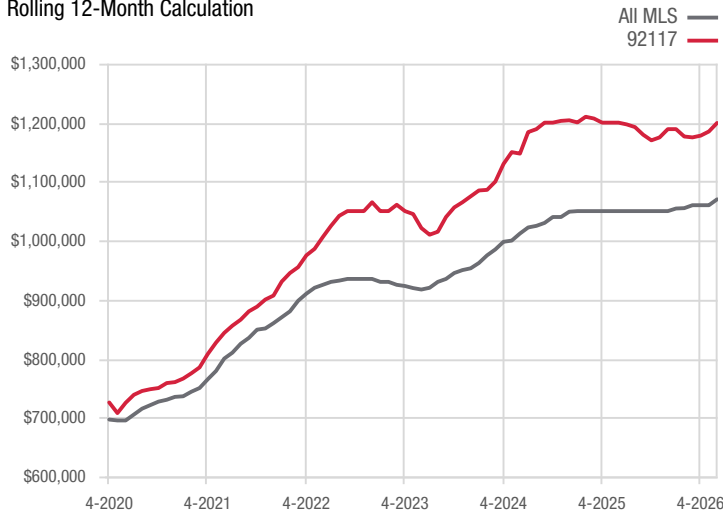
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	12	16	+ 33.3%	82	80	- 2.4%
Pending Sales	3	9	+ 200.0%	34	46	+ 35.3%
Closed Sales	8	5	- 37.5%	37	38	+ 2.7%
Median Sales Price*	\$590,000	\$700,000	+ 18.6%	\$665,000	\$583,500	- 12.3%
Percent of Original List Price Received*	96.3%	97.8%	+ 1.6%	97.3%	96.4%	- 0.9%
Days on Market Until Sale	33	28	- 15.2%	28	49	+ 75.0%
Inventory of Homes for Sale	30	25	- 16.7%	—	—	—
Months Supply of Inventory	4.8	3.4	- 29.2%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

