

Local Market Update for March 2026

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

92117

Clairemont

| Detached | March | | | Year to Date | | |
|--|-------------|--------------------|----------|--------------|--------------------|----------|
| | 2025 | 2026 | % Change | Thru 3-2025 | Thru 3-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 41 | 41 | 0.0% | 130 | 112 | - 13.8% |
| Pending Sales | 38 | 37 | - 2.6% | 92 | 82 | - 10.9% |
| Closed Sales | 28 | 27 | - 3.6% | 71 | 67 | - 5.6% |
| Median Sales Price* | \$1,167,500 | \$1,139,500 | - 2.4% | \$1,197,000 | \$1,142,500 | - 4.6% |
| Percent of Original List Price Received* | 96.2% | 98.0% | + 1.9% | 97.2% | 98.4% | + 1.2% |
| Days on Market Until Sale | 22 | 29 | + 31.8% | 22 | 27 | + 22.7% |
| Inventory of Homes for Sale | 39 | 25 | - 35.9% | — | — | — |
| Months Supply of Inventory | 1.4 | 0.9 | - 35.7% | — | — | — |

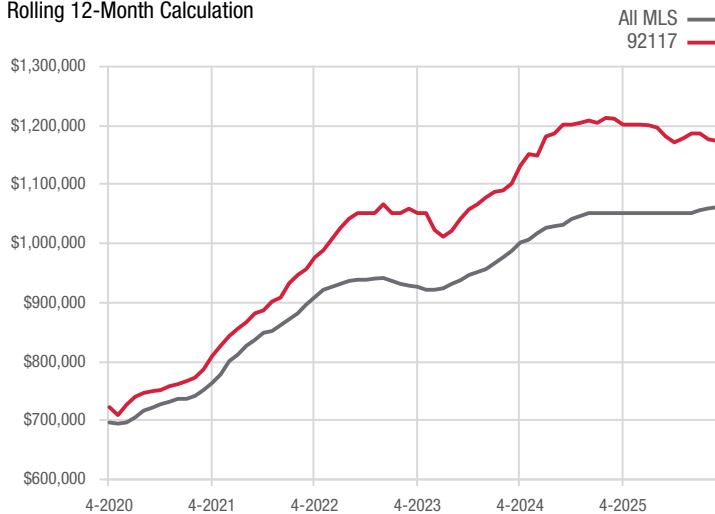
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | March | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 3-2025 | Thru 3-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 7 | 6 | - 14.3% | 34 | 30 | - 11.8% |
| Pending Sales | 7 | 5 | - 28.6% | 16 | 20 | + 25.0% |
| Closed Sales | 10 | 10 | 0.0% | 18 | 16 | - 11.1% |
| Median Sales Price* | \$769,500 | \$515,000 | - 33.1% | \$749,000 | \$532,500 | - 28.9% |
| Percent of Original List Price Received* | 99.4% | 97.0% | - 2.4% | 98.1% | 96.9% | - 1.2% |
| Days on Market Until Sale | 27 | 67 | + 148.1% | 32 | 54 | + 68.8% |
| Inventory of Homes for Sale | 19 | 18 | - 5.3% | — | — | — |
| Months Supply of Inventory | 2.9 | 2.7 | - 6.9% | — | — | — |

* 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

