Local Market Update for February 2026

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

92117

Clairemont

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	42	**37**	- 11.9%	89	**71**	- 20.2%
Pending Sales	33	**26**	- 21.2%	54	**47**	- 13.0%
Closed Sales	26	**22**	- 15.4%	43	**40**	- 7.0%
Median Sales Price*	$1,249,000	**$1,125,000**	- 9.9%	$1,197,000	**$1,142,500**	- 4.6%
Percent of Original List Price Received*	98.7%	**98.6%**	- 0.1%	97.9%	**98.6%**	+ 0.7%
Days on Market Until Sale	26	**24**	- 7.7%	22	**26**	+ 18.2%
Inventory of Homes for Sale	47	**34**	- 27.7%	—	—	—
Months Supply of Inventory	1.7	**1.2**	- 29.4%	—	—	—

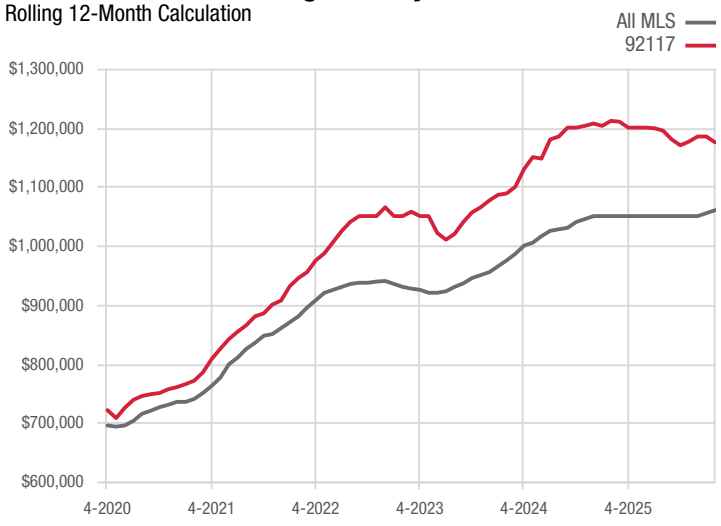
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	14	**8**	- 42.9%	27	**18**	- 33.3%
Pending Sales	7	**5**	- 28.6%	9	**8**	- 11.1%
Closed Sales	4	**2**	- 50.0%	8	**3**	- 62.5%
Median Sales Price*	$684,950	**$532,500**	- 22.3%	$683,250	**$535,000**	- 21.7%
Percent of Original List Price Received*	95.1%	**95.2%**	+ 0.1%	96.5%	**93.6%**	- 3.0%
Days on Market Until Sale	38	**38**	0.0%	39	**38**	- 2.6%
Inventory of Homes for Sale	22	**19**	- 13.6%	—	—	—
Months Supply of Inventory	3.1	**3.1**	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.

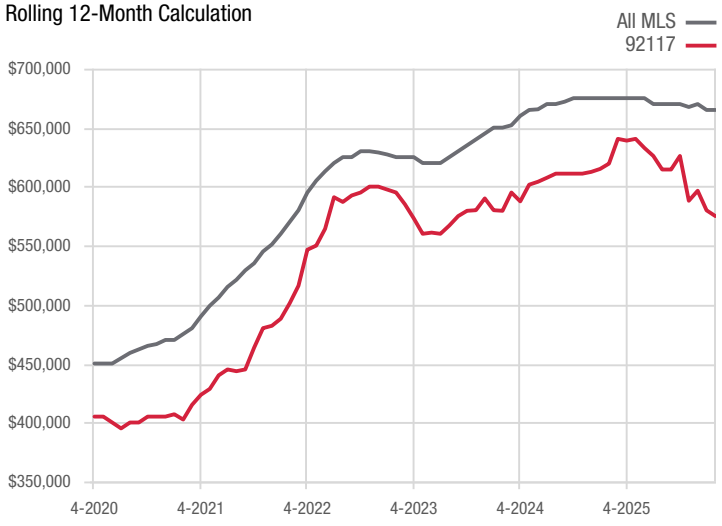
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.