Local Market Update for August 2026

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

92117

Clairemont

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	44	**30**	- 31.8%	382	**308**	- 19.4%
Pending Sales	38	**28**	- 26.3%	233	**233**	0.0%
Closed Sales	34	**39**	+ 14.7%	219	**225**	+ 2.7%
Median Sales Price*	$1,142,500	**$1,220,000**	+ 6.8%	$1,150,000	**$1,203,500**	+ 4.7%
Percent of Original List Price Received*	94.9%	**99.9%**	+ 5.3%	97.4%	**99.6%**	+ 2.3%
Days on Market Until Sale	34	**21**	- 38.2%	24	**22**	- 8.3%
Inventory of Homes for Sale	59	**32**	- 45.8%	—	**—**	—
Months Supply of Inventory	2.1	**1.1**	- 47.6%	—	**—**	—

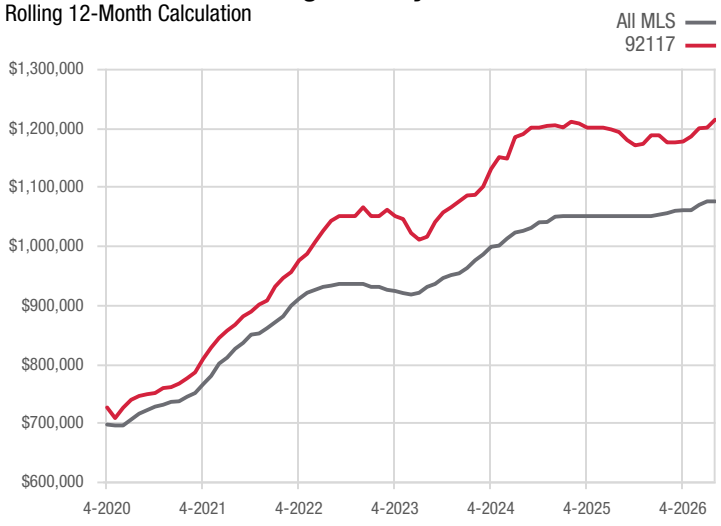
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	18	**15**	- 16.7%	117	**115**	- 1.7%
Pending Sales	5	**6**	+ 20.0%	48	**57**	+ 18.8%
Closed Sales	8	**3**	- 62.5%	51	**50**	- 2.0%
Median Sales Price*	$565,000	**$490,000**	- 13.3%	$616,500	**$552,500**	- 10.4%
Percent of Original List Price Received*	95.9%	**97.9%**	+ 2.1%	97.5%	**97.3%**	- 0.2%
Days on Market Until Sale	67	**53**	- 20.9%	32	**43**	+ 34.4%
Inventory of Homes for Sale	31	**29**	- 6.5%	—	**—**	—
Months Supply of Inventory	5.3	**4.1**	- 22.6%	—	**—**	—

* 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.

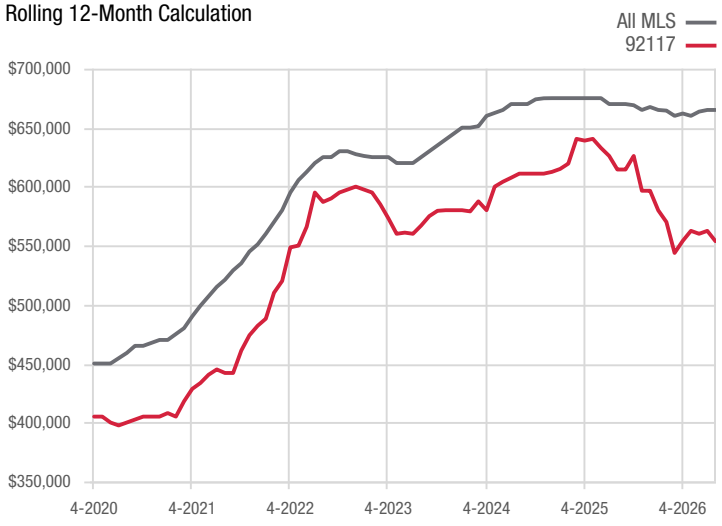
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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