

Local Market Update for September 2026

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

92117

Clairemont

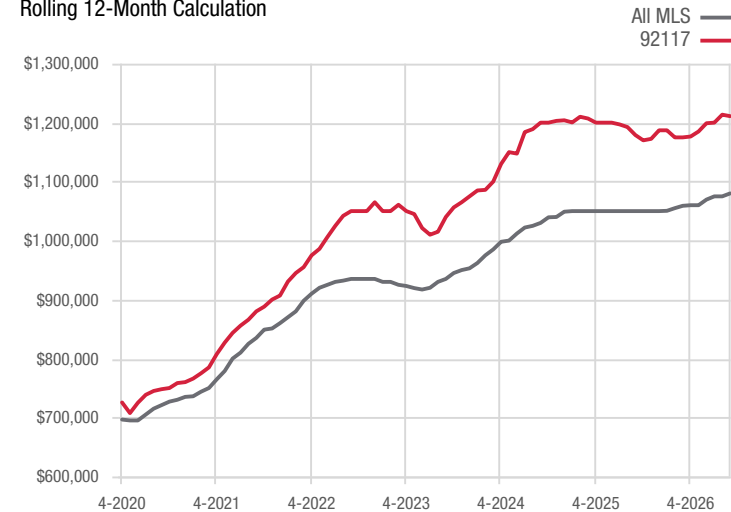
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	50	48	- 4.0%	431	354	- 17.9%
Pending Sales	38	31	- 18.4%	271	260	- 4.1%
Closed Sales	28	24	- 14.3%	247	251	+ 1.6%
Median Sales Price*	\$1,182,500	\$1,117,500	- 5.5%	\$1,165,000	\$1,200,000	+ 3.0%
Percent of Original List Price Received*	97.8%	99.9%	+ 2.1%	97.4%	99.6%	+ 2.3%
Days on Market Until Sale	21	17	- 19.0%	24	21	- 12.5%
Inventory of Homes for Sale	49	38	- 22.4%	—	—	—
Months Supply of Inventory	1.7	1.3	- 23.5%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	14	13	- 7.1%	131	126	- 3.8%
Pending Sales	10	12	+ 20.0%	58	66	+ 13.8%
Closed Sales	5	6	+ 20.0%	56	56	0.0%
Median Sales Price*	\$547,500	\$550,000	+ 0.5%	\$605,000	\$551,000	- 8.9%
Percent of Original List Price Received*	94.9%	95.2%	+ 0.3%	97.3%	97.1%	- 0.2%
Days on Market Until Sale	50	37	- 26.0%	34	42	+ 23.5%
Inventory of Homes for Sale	25	23	- 8.0%	—	—	—
Months Supply of Inventory	4.1	3.3	- 19.5%	—	—	—

* 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

