Local Market Update for October 2026

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

92117

Clairemont

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	56	**40**	- 28.6%	487	**394**	- 19.1%
Pending Sales	29	**19**	- 34.5%	300	**277**	- 7.7%
Closed Sales	42	**25**	- 40.5%	289	**276**	- 4.5%
Median Sales Price*	$1,122,500	**$1,100,000**	- 2.0%	$1,155,000	**$1,189,000**	+ 2.9%
Percent of Original List Price Received*	98.0%	**98.7%**	+ 0.7%	97.5%	**99.5%**	+ 2.1%
Days on Market Until Sale	27	**24**	- 11.1%	24	**22**	- 8.3%
Inventory of Homes for Sale	58	**50**	- 13.8%	—	—	—
Months Supply of Inventory	2.0	**1.8**	- 10.0%	—	—	—

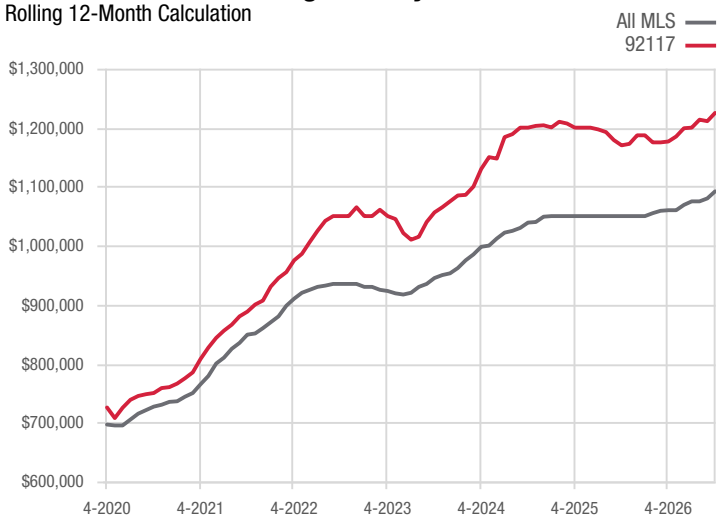
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	22	**15**	- 31.8%	152	**140**	- 7.9%
Pending Sales	10	**4**	- 60.0%	68	**66**	- 2.9%
Closed Sales	8	**8**	0.0%	64	**64**	0.0%
Median Sales Price*	$692,500	**$821,500**	+ 18.6%	$628,000	**$574,000**	- 8.6%
Percent of Original List Price Received*	95.8%	**96.2%**	+ 0.4%	97.1%	**97.0%**	- 0.1%
Days on Market Until Sale	28	**33**	+ 17.9%	33	**41**	+ 24.2%
Inventory of Homes for Sale	26	**27**	+ 3.8%	—	—	—
Months Supply of Inventory	4.0	**4.4**	+ 10.0%	—	—	—

* 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.

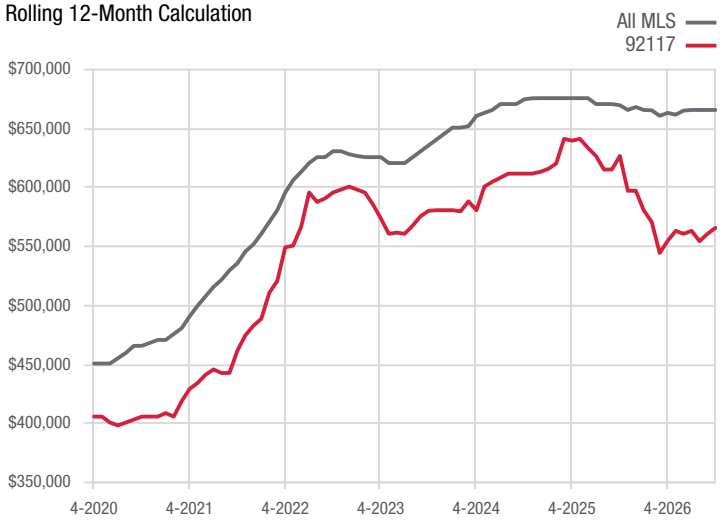
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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