

Local Market Update for April 2026

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

92117

Clairemont

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	57	35	- 38.6%	187	150	- 19.8%
Pending Sales	24	31	+ 29.2%	116	111	- 4.3%
Closed Sales	39	29	- 25.6%	110	96	- 12.7%
Median Sales Price*	\$1,149,000	\$1,228,000	+ 6.9%	\$1,170,000	\$1,159,000	- 0.9%
Percent of Original List Price Received*	97.8%	99.8%	+ 2.0%	97.4%	98.8%	+ 1.4%
Days on Market Until Sale	24	16	- 33.3%	23	24	+ 4.3%
Inventory of Homes for Sale	59	32	- 45.8%	—	—	—
Months Supply of Inventory	2.1	1.1	- 47.6%	—	—	—

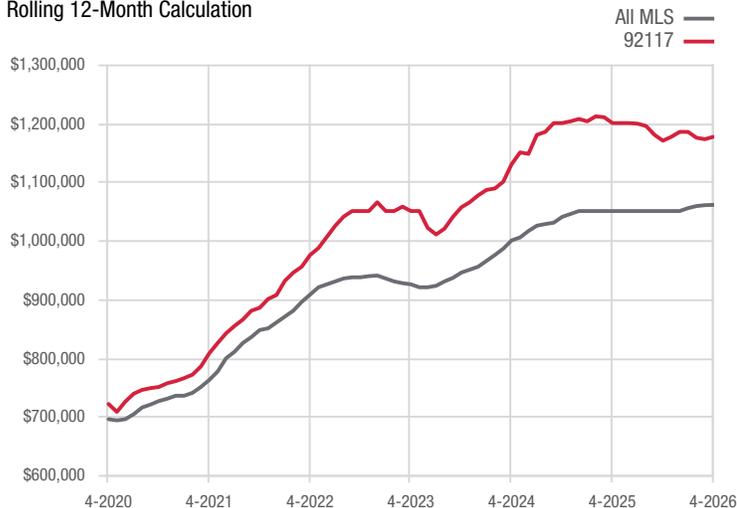
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	21	16	- 23.8%	55	46	- 16.4%
Pending Sales	5	10	+ 100.0%	21	30	+ 42.9%
Closed Sales	5	7	+ 40.0%	23	23	0.0%
Median Sales Price*	\$525,000	\$622,000	+ 18.5%	\$729,000	\$535,000	- 26.6%
Percent of Original List Price Received*	95.6%	96.5%	+ 0.9%	97.6%	96.8%	- 0.8%
Days on Market Until Sale	16	43	+ 168.8%	29	50	+ 72.4%
Inventory of Homes for Sale	26	21	- 19.2%	—	—	—
Months Supply of Inventory	3.9	3.0	- 23.1%	—	—	—

* 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

