

# Local Market Update for May 2026

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

## 92117

Clairemont

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	47	30	- 36.2%	233	183	- 21.5%
Pending Sales	29	27	- 6.9%	144	140	- 2.8%
Closed Sales	30	30	0.0%	139	130	- 6.5%
Median Sales Price*	\$1,187,500	<b>\$1,350,000</b>	+ 13.7%	\$1,170,000	<b>\$1,170,000</b>	0.0%
Percent of Original List Price Received*	100.0%	<b>100.5%</b>	+ 0.5%	98.0%	<b>99.3%</b>	+ 1.3%
Days on Market Until Sale	19	14	- 26.3%	22	21	- 4.5%
Inventory of Homes for Sale	68	31	- 54.4%	—	—	—
Months Supply of Inventory	2.5	1.1	- 56.0%	—	—	—

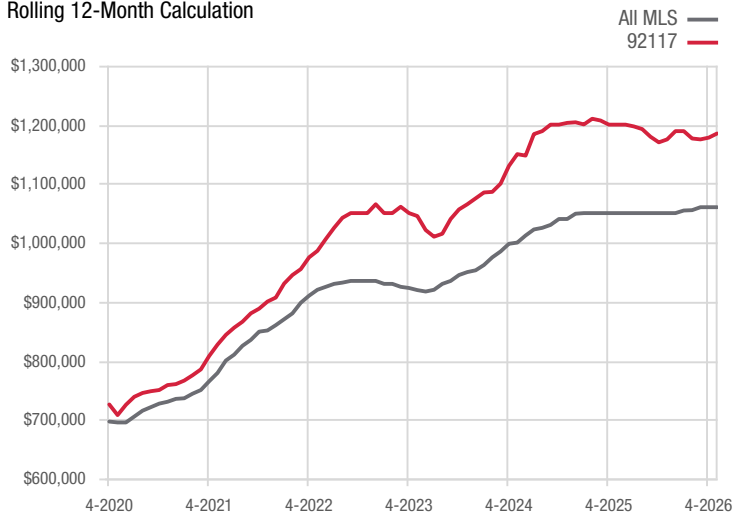
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	15	17	+ 13.3%	70	63	- 10.0%
Pending Sales	10	7	- 30.0%	31	37	+ 19.4%
Closed Sales	6	10	+ 66.7%	29	33	+ 13.8%
Median Sales Price*	\$587,000	<b>\$583,500</b>	- 0.6%	\$668,325	<b>\$568,000</b>	- 15.0%
Percent of Original List Price Received*	97.8%	<b>94.7%</b>	- 3.2%	97.6%	<b>96.1%</b>	- 1.5%
Days on Market Until Sale	17	56	+ 229.4%	26	52	+ 100.0%
Inventory of Homes for Sale	27	25	- 7.4%	—	—	—
Months Supply of Inventory	4.0	3.7	- 7.5%	—	—	—

\* 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

