

Local Market Update for January 2026

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

92117

Clairemont

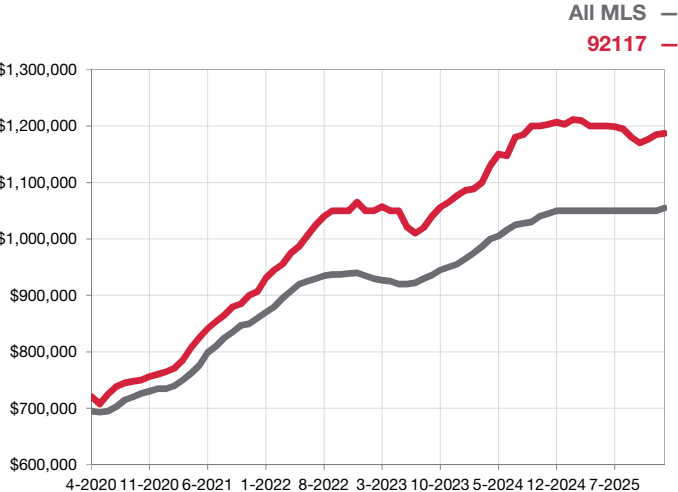
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	47	32	- 31.9%	47	32	- 31.9%
Pending Sales	21	21	0.0%	21	21	0.0%
Closed Sales	17	17	0.0%	17	17	0.0%
Median Sales Price*	\$1,137,500	\$1,155,000	+ 1.5%	\$1,137,500	\$1,155,000	+ 1.5%
Percent of Original List Price Received*	96.5%	98.9%	+ 2.5%	96.5%	98.9%	+ 2.5%
Days on Market Until Sale	17	30	+ 76.5%	17	30	+ 76.5%
Inventory of Homes for Sale	52	28	- 46.2%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--

* 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	13	9	- 30.8%	13	9	- 30.8%
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	4	1	- 75.0%	4	1	- 75.0%
Median Sales Price*	\$683,250	\$619,000	- 9.4%	\$683,250	\$619,000	- 9.4%
Percent of Original List Price Received*	97.9%	90.4%	- 7.7%	97.9%	90.4%	- 7.7%
Days on Market Until Sale	40	39	- 2.5%	40	39	- 2.5%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

* 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

