

# Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92117 - Clairemont Mesa

Metro San Diego County

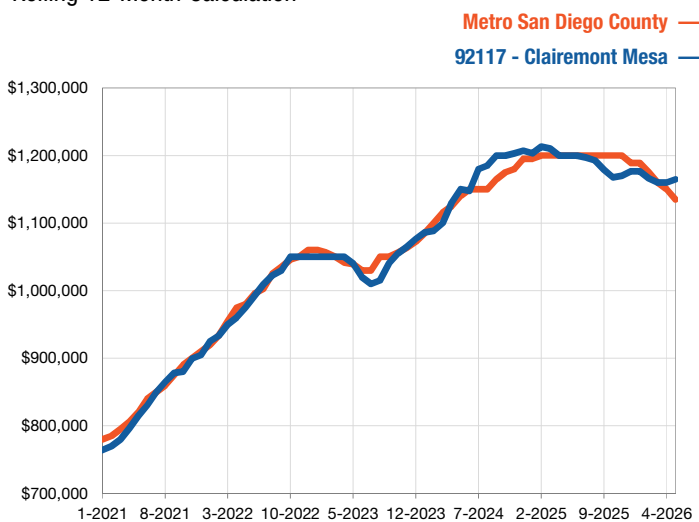
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
<b>Key Metrics</b>						
New Listings	48	39	- 18.8%	518	552	+ 6.6%
Pending Sales	29	31	+ 6.9%	337	370	+ 9.8%
Closed Sales	31	35	+ 12.9%	339	361	+ 6.5%
Days on Market Until Sale	15	15	0.0%	18	22	+ 22.2%
Median Sales Price*	\$1,175,000	<b>\$1,225,000</b>	+ 4.3%	\$1,200,000	<b>\$1,165,000</b>	- 2.9%
Average Sales Price*	\$1,190,782	<b>\$1,358,229</b>	+ 14.1%	\$1,245,572	<b>\$1,233,323</b>	- 1.0%
Percent of Original List Price Received*	100.3%	100.0%	- 0.3%	99.0%	98.1%	- 0.9%
Percent of List Price Received*	100.6%	100.0%	- 0.6%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	77	43	- 44.2%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.1%	--	--	--

\* 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.

Attached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
<b>Key Metrics</b>						
New Listings	15	8	- 46.7%	142	119	- 16.2%
Pending Sales	10	5	- 50.0%	82	65	- 20.7%
Closed Sales	6	6	0.0%	81	70	- 13.6%
Days on Market Until Sale	16	60	+ 275.0%	24	39	+ 62.5%
Median Sales Price*	\$587,000	<b>\$907,500</b>	+ 54.6%	\$640,500	<b>\$560,000</b>	- 12.6%
Average Sales Price*	\$605,917	<b>\$825,250</b>	+ 36.2%	\$732,733	<b>\$650,210</b>	- 11.3%
Percent of Original List Price Received*	97.8%	93.6%	- 4.3%	98.8%	97.1%	- 1.7%
Percent of List Price Received*	99.4%	97.0%	- 2.4%	99.9%	99.0%	- 0.9%
Inventory of Homes for Sale	36	10	- 72.2%	--	--	--
Months Supply of Inventory	5.3	1.8	- 66.0%	--	--	--

\* 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 – Detached Single-Family  
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family  
Rolling 12-Month Calculation

