Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92117 - Clairemont Mesa

Metro San Diego County

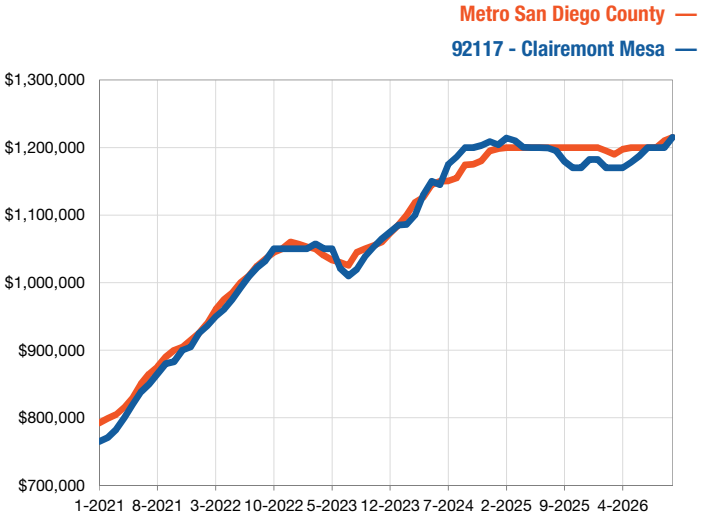
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	58	**39**	- 32.8%	569	**468**	- 17.8%
Pending Sales	29	**22**	- 24.1%	353	**340**	- 3.7%
Closed Sales	43	**26**	- 39.5%	348	**346**	- 0.6%
Days on Market Until Sale	25	**21**	- 16.0%	21	**20**	- 4.8%
Median Sales Price*	$1,120,000	**$1,132,500**	+ 1.1%	$1,170,000	**$1,215,000**	+ 3.8%
Average Sales Price*	$1,151,652	**$1,194,134**	+ 3.7%	$1,231,973	**$1,279,147**	+ 3.8%
Percent of Original List Price Received*	98.1%	**98.8%**	+ 0.7%	97.9%	**99.1%**	+ 1.2%
Percent of List Price Received*	99.6%	**99.5%**	- 0.1%	99.2%	**99.8%**	+ 0.6%
Inventory of Homes for Sale	78	**49**	- 37.2%	--	--	--
Months Supply of Inventory	2.7	**1.7**	- 37.0%	--	--	--

* 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.

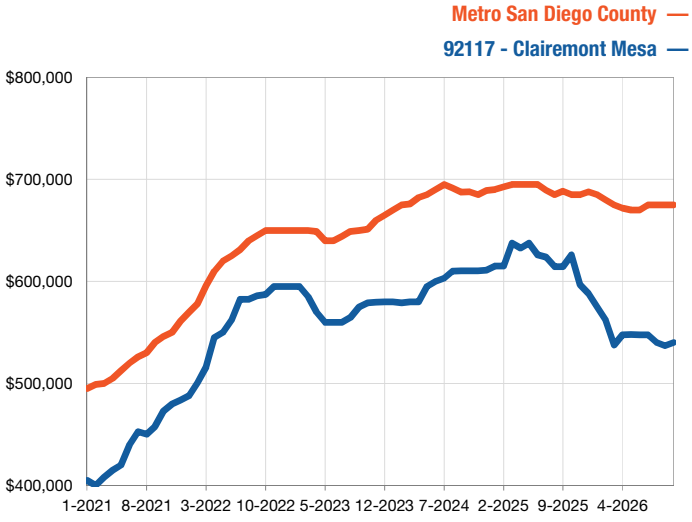
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	20	**13**	- 35.0%	168	**151**	- 10.1%
Pending Sales	10	**3**	- 70.0%	76	**73**	- 3.9%
Closed Sales	8	**8**	0.0%	71	**81**	+ 14.1%
Days on Market Until Sale	27	**31**	+ 14.8%	32	**34**	+ 6.3%
Median Sales Price*	$692,500	**$821,500**	+ 18.6%	$626,000	**$540,000**	- 13.7%
Average Sales Price*	$647,688	**$734,938**	+ 13.5%	$650,080	**$611,740**	- 5.9%
Percent of Original List Price Received*	95.8%	**96.1%**	+ 0.3%	97.0%	**97.8%**	+ 0.8%
Percent of List Price Received*	98.8%	**98.0%**	- 0.8%	98.8%	**99.4%**	+ 0.6%
Inventory of Homes for Sale	29	**25**	- 13.8%	--	--	--
Months Supply of Inventory	4.6	**4.1**	- 10.9%	--	--	--

* 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



Current as of November 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.