

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92117 - Clairemont Mesa

Metro San Diego County

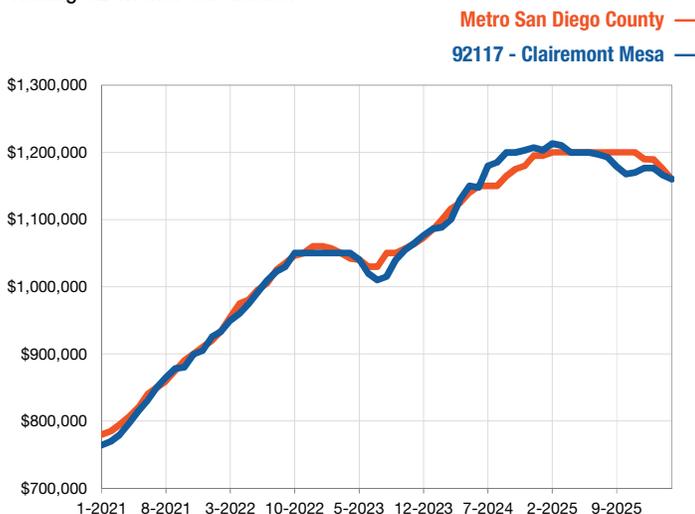
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	43	46	+ 7.0%	492	561	+ 14.0%
Pending Sales	37	38	+ 2.7%	346	356	+ 2.9%
Closed Sales	27	29	+ 7.4%	326	359	+ 10.1%
Days on Market Until Sale	19	32	+ 68.4%	17	23	+ 35.3%
Median Sales Price*	\$1,167,500	\$1,105,000	- 5.4%	\$1,210,000	\$1,160,100	- 4.1%
Average Sales Price*	\$1,221,477	\$1,146,530	- 6.1%	\$1,261,999	\$1,215,838	- 3.7%
Percent of Original List Price Received*	96.2%	97.9%	+ 1.8%	99.8%	97.8%	- 2.0%
Percent of List Price Received*	98.5%	99.5%	+ 1.0%	100.7%	99.2%	- 1.5%
Inventory of Homes for Sale	48	38	- 20.8%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--

* 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.

Attached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	7	2	- 71.4%	129	146	+ 13.2%
Pending Sales	7	4	- 42.9%	80	72	- 10.0%
Closed Sales	10	8	- 20.0%	83	73	- 12.0%
Days on Market Until Sale	25	63	+ 152.0%	23	34	+ 47.8%
Median Sales Price*	\$769,500	\$490,000	- 36.3%	\$640,500	\$540,000	- 15.7%
Average Sales Price*	\$883,268	\$571,238	- 35.3%	\$734,102	\$625,964	- 14.7%
Percent of Original List Price Received*	99.4%	97.1%	- 2.3%	99.4%	97.4%	- 2.0%
Percent of List Price Received*	99.9%	99.0%	- 0.9%	100.2%	99.1%	- 1.1%
Inventory of Homes for Sale	25	8	- 68.0%	--	--	--
Months Supply of Inventory	3.8	1.3	- 65.8%	--	--	--

* 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

