

Local Market Update for March 2024

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

92116

Kensington, Normal Heights

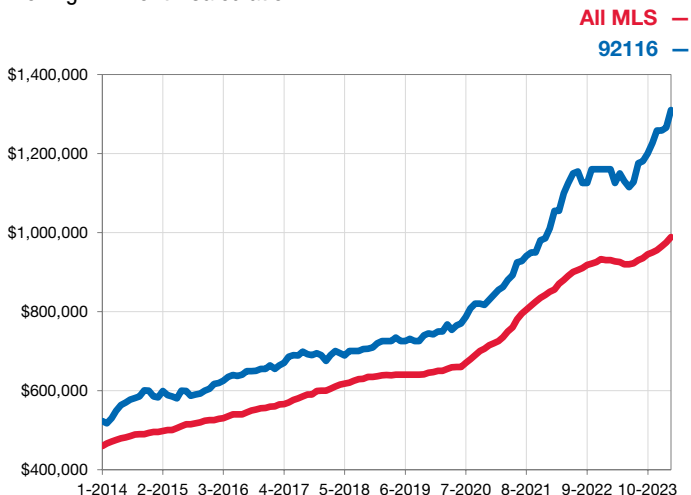
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	18	21	+ 16.7%	54	65	+ 20.4%
Pending Sales	9	12	+ 33.3%	36	35	- 2.8%
Closed Sales	17	18	+ 5.9%	34	32	- 5.9%
Median Sales Price*	\$1,040,000	\$1,217,500	+ 17.1%	\$1,134,750	\$1,225,000	+ 8.0%
Percent of Original List Price Received*	98.8%	99.7%	+ 0.9%	96.7%	99.6%	+ 3.0%
Days on Market Until Sale	30	25	- 16.7%	32	28	- 12.5%
Inventory of Homes for Sale	18	33	+ 83.3%	--	--	--
Months Supply of Inventory	1.5	3.0	+ 100.0%	--	--	--

* 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.

Townhouse-Condo	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	12	8	- 33.3%	29	27	- 6.9%
Pending Sales	8	6	- 25.0%	19	22	+ 15.8%
Closed Sales	8	14	+ 75.0%	18	20	+ 11.1%
Median Sales Price*	\$443,500	\$511,500	+ 15.3%	\$519,500	\$500,000	- 3.8%
Percent of Original List Price Received*	100.6%	101.1%	+ 0.5%	99.4%	101.3%	+ 1.9%
Days on Market Until Sale	11	40	+ 263.6%	17	36	+ 111.8%
Inventory of Homes for Sale	11	8	- 27.3%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--

* 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

