

Local Market Update for June 2024

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

92116

Kensington, Normal Heights

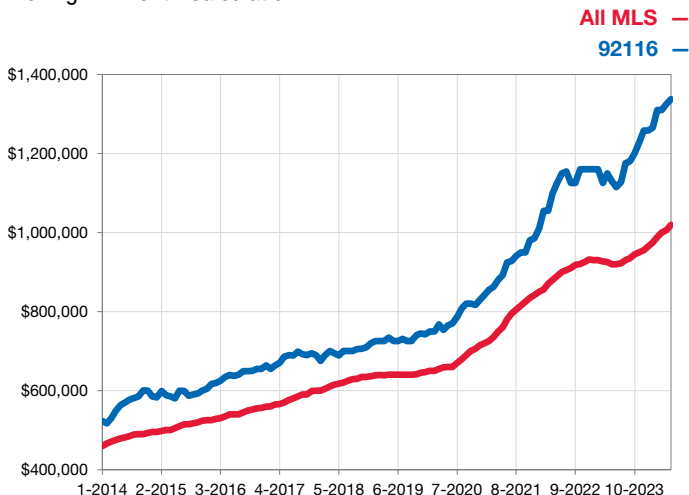
| Single Family | June | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 6-2023 | Thru 6-2024 | Percent Change |
| New Listings | 23 | 36 | + 56.5% | 106 | 144 | + 35.8% |
| Pending Sales | 11 | 14 | + 27.3% | 80 | 77 | - 3.8% |
| Closed Sales | 13 | 13 | 0.0% | 81 | 69 | - 14.8% |
| Median Sales Price* | \$1,130,000 | \$1,655,000 | + 46.5% | \$1,180,000 | \$1,320,000 | + 11.9% |
| Percent of Original List Price Received* | 105.6% | 99.1% | - 6.2% | 99.8% | 99.5% | - 0.3% |
| Days on Market Until Sale | 10 | 36 | + 260.0% | 23 | 29 | + 26.1% |
| Inventory of Homes for Sale | 17 | 36 | + 111.8% | -- | -- | -- |
| Months Supply of Inventory | 1.4 | 3.4 | + 142.9% | -- | -- | -- |

* 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.

| Townhouse-Condo | June | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 6-2023 | Thru 6-2024 | Percent Change |
| New Listings | 9 | 11 | + 22.2% | 56 | 51 | - 8.9% |
| Pending Sales | 11 | 6 | - 45.5% | 49 | 35 | - 28.6% |
| Closed Sales | 7 | 2 | - 71.4% | 47 | 34 | - 27.7% |
| Median Sales Price* | \$441,500 | \$542,500 | + 22.9% | \$519,000 | \$526,500 | + 1.4% |
| Percent of Original List Price Received* | 99.6% | 94.4% | - 5.2% | 99.8% | 101.0% | + 1.2% |
| Days on Market Until Sale | 13 | 50 | + 284.6% | 17 | 31 | + 82.4% |
| Inventory of Homes for Sale | 6 | 14 | + 133.3% | -- | -- | -- |
| Months Supply of Inventory | 0.7 | 2.3 | + 228.6% | -- | -- | -- |

* 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

