

# Local Market Update for May 2026

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

## 92116

Kensington, Normal Heights

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	27	19	- 29.6%	122	104	- 14.8%
Pending Sales	12	21	+ 75.0%	52	69	+ 32.7%
Closed Sales	9	18	+ 100.0%	47	56	+ 19.1%
Median Sales Price*	\$1,710,000	<b>\$1,391,500</b>	- 18.6%	\$1,475,000	<b>\$1,396,500</b>	- 5.3%
Percent of Original List Price Received*	100.6%	<b>100.4%</b>	- 0.2%	98.1%	<b>98.4%</b>	+ 0.3%
Days on Market Until Sale	12	12	0.0%	21	27	+ 28.6%
Inventory of Homes for Sale	41	21	- 48.8%	—	—	—
Months Supply of Inventory	3.2	1.7	- 46.9%	—	—	—

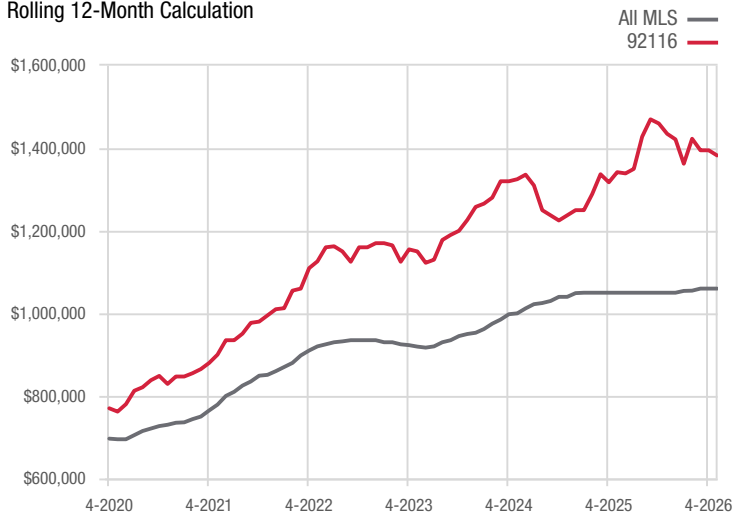
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	14	11	- 21.4%	99	55	- 44.4%
Pending Sales	7	2	- 71.4%	49	36	- 26.5%
Closed Sales	10	5	- 50.0%	43	37	- 14.0%
Median Sales Price*	\$1,035,000	<b>\$592,100</b>	- 42.8%	\$635,000	<b>\$610,000</b>	- 3.9%
Percent of Original List Price Received*	101.6%	<b>98.3%</b>	- 3.2%	99.5%	<b>98.4%</b>	- 1.1%
Days on Market Until Sale	25	19	- 24.0%	28	31	+ 10.7%
Inventory of Homes for Sale	34	20	- 41.2%	—	—	—
Months Supply of Inventory	4.1	2.9	- 29.3%	—	—	—

\* 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

