

Local Market Update for February 2025

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

92116

Kensington, Normal Heights

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	26	16	- 38.5%	45	45	0.0%
Pending Sales	13	10	- 23.1%	23	21	- 8.7%
Closed Sales	11	11	0.0%	14	20	+ 42.9%
Median Sales Price*	\$1,225,000	\$1,425,000	+ 16.3%	\$1,272,500	\$1,463,334	+ 15.0%
Percent of Original List Price Received*	102.2%	98.5%	- 3.6%	99.5%	96.7%	- 2.8%
Days on Market Until Sale	22	20	- 9.1%	31	22	- 29.0%
Inventory of Homes for Sale	28	28	0.0%	--	--	--
Months Supply of Inventory	2.6	2.1	- 19.2%	--	--	--

* 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.

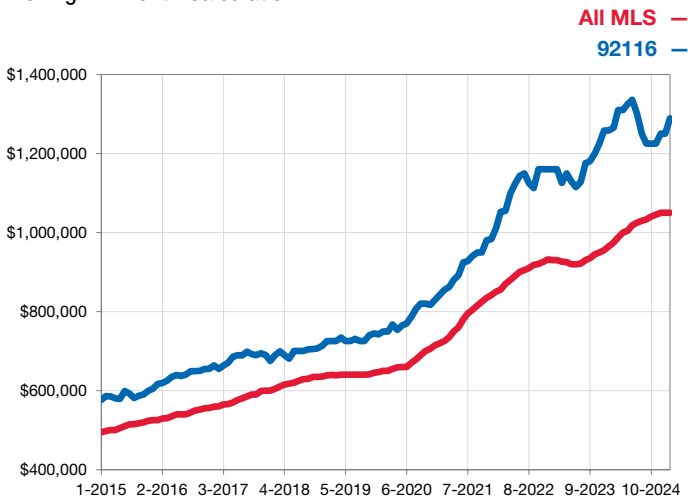
Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	11	15	+ 36.4%	19	40	+ 110.5%
Pending Sales	13	14	+ 7.7%	16	25	+ 56.3%
Closed Sales	2	7	+ 250.0%	6	11	+ 83.3%
Median Sales Price*	\$435,000	\$605,000	+ 39.1%	\$447,500	\$554,500	+ 23.9%
Percent of Original List Price Received*	102.6%	100.4%	- 2.1%	101.7%	100.8%	- 0.9%
Days on Market Until Sale	13	34	+ 161.5%	26	35	+ 34.6%
Inventory of Homes for Sale	6	23	+ 283.3%	--	--	--
Months Supply of Inventory	0.8	3.1	+ 287.5%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

