

Local Market Update for April 2025

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

92116

Kensington, Normal Heights

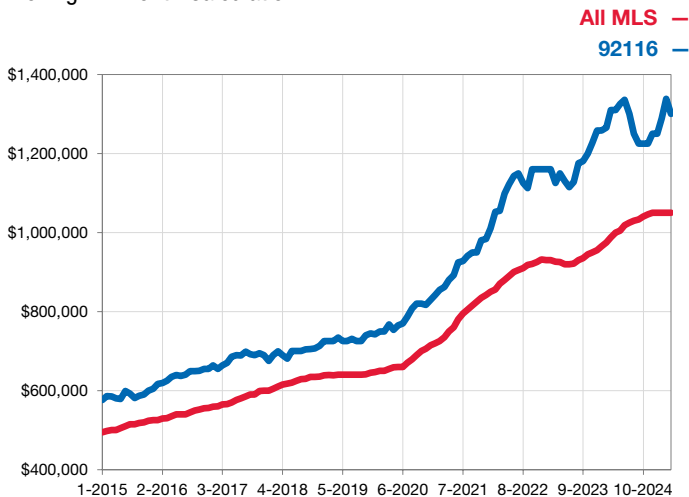
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	20	25	+ 25.0%	88	96	+ 9.1%
Pending Sales	16	8	- 50.0%	52	44	- 15.4%
Closed Sales	11	9	- 18.2%	43	41	- 4.7%
Median Sales Price*	\$1,330,000	\$969,000	- 27.1%	\$1,250,000	\$1,460,000	+ 16.8%
Percent of Original List Price Received*	102.7%	100.8%	- 1.9%	100.4%	97.8%	- 2.6%
Days on Market Until Sale	30	17	- 43.3%	28	22	- 21.4%
Inventory of Homes for Sale	29	38	+ 31.0%	--	--	--
Months Supply of Inventory	2.7	2.9	+ 7.4%	--	--	--

* 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.

Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	4	24	+ 500.0%	32	80	+ 150.0%
Pending Sales	4	11	+ 175.0%	25	44	+ 76.0%
Closed Sales	5	9	+ 80.0%	25	32	+ 28.0%
Median Sales Price*	\$645,000	\$715,000	+ 10.9%	\$500,000	\$600,000	+ 20.0%
Percent of Original List Price Received*	105.6%	99.7%	- 5.6%	102.1%	98.7%	- 3.3%
Days on Market Until Sale	23	14	- 39.1%	33	30	- 9.1%
Inventory of Homes for Sale	8	34	+ 325.0%	--	--	--
Months Supply of Inventory	1.2	4.1	+ 241.7%	--	--	--

* 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

