

Local Market Update for October 2022

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

92116

Kensington, Normal Heights

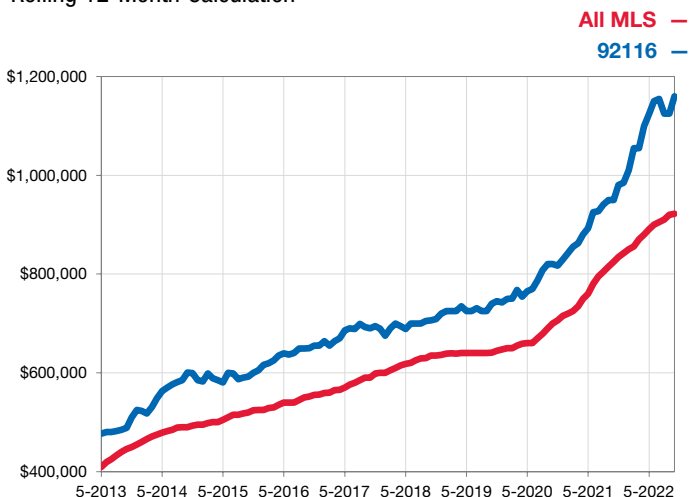
Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	23	17	- 26.1%	269	208	- 22.7%
Pending Sales	22	9	- 59.1%	231	144	- 37.7%
Closed Sales	26	9	- 65.4%	225	140	- 37.8%
Median Sales Price*	\$960,000	\$1,100,000	+ 14.6%	\$980,000	\$1,185,000	+ 20.9%
Percent of Original List Price Received*	103.2%	97.6%	- 5.4%	103.1%	104.0%	+ 0.9%
Days on Market Until Sale	26	26	0.0%	14	18	+ 28.6%
Inventory of Homes for Sale	22	22	0.0%	--	--	--
Months Supply of Inventory	1.0	1.6	+ 60.0%	--	--	--

* 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	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	10	7	- 30.0%	143	119	- 16.8%
Pending Sales	11	10	- 9.1%	130	104	- 20.0%
Closed Sales	12	9	- 25.0%	131	96	- 26.7%
Median Sales Price*	\$551,750	\$595,000	+ 7.8%	\$495,000	\$564,500	+ 14.0%
Percent of Original List Price Received*	105.7%	99.5%	- 5.9%	104.4%	106.0%	+ 1.5%
Days on Market Until Sale	13	21	+ 61.5%	13	17	+ 30.8%
Inventory of Homes for Sale	7	7	0.0%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

