

Local Market Update for June 2026

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

92116

Kensington, Normal Heights

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	27	17	- 37.0%	149	122	- 18.1%
Pending Sales	11	9	- 18.2%	63	78	+ 23.8%
Closed Sales	15	15	0.0%	62	71	+ 14.5%
Median Sales Price*	\$1,350,000	\$1,300,000	- 3.7%	\$1,442,500	\$1,390,000	- 3.6%
Percent of Original List Price Received*	97.2%	95.6%	- 1.6%	97.9%	97.8%	- 0.1%
Days on Market Until Sale	22	45	+ 104.5%	21	31	+ 47.6%
Inventory of Homes for Sale	46	26	- 43.5%	—	—	—
Months Supply of Inventory	3.7	2.1	- 43.2%	—	—	—

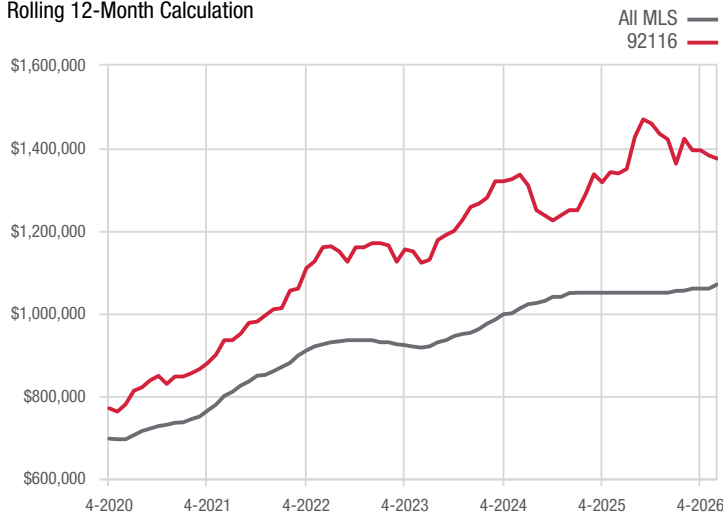
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	17	8	- 52.9%	116	65	- 44.0%
Pending Sales	11	10	- 9.1%	60	46	- 23.3%
Closed Sales	10	4	- 60.0%	53	41	- 22.6%
Median Sales Price*	\$709,500	\$630,000	- 11.2%	\$649,000	\$610,000	- 6.0%
Percent of Original List Price Received*	100.4%	101.2%	+ 0.8%	99.7%	98.7%	- 1.0%
Days on Market Until Sale	36	11	- 69.4%	29	29	0.0%
Inventory of Homes for Sale	31	16	- 48.4%	—	—	—
Months Supply of Inventory	3.5	2.3	- 34.3%	—	—	—

* 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

