

Local Market Update for October 2021

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

92116

Kensington, Normal Heights

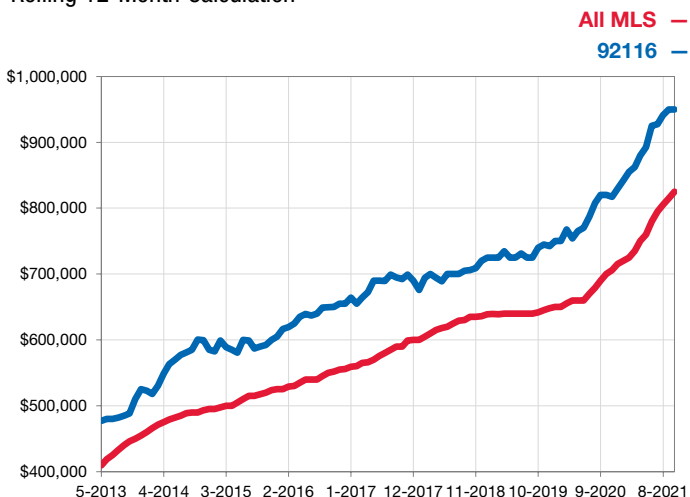
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	29	22	- 24.1%	279	268	- 3.9%
Pending Sales	24	22	- 8.3%	209	232	+ 11.0%
Closed Sales	18	25	+ 38.9%	197	224	+ 13.7%
Median Sales Price*	\$886,250	\$940,000	+ 6.1%	\$830,000	\$980,000	+ 18.1%
Percent of Original List Price Received*	102.8%	104.0%	+ 1.2%	99.2%	103.2%	+ 4.0%
Days on Market Until Sale	30	20	- 33.3%	25	13	- 48.0%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--

* 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		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	14	10	- 28.6%	157	144	- 8.3%
Pending Sales	13	11	- 15.4%	129	130	+ 0.8%
Closed Sales	17	12	- 29.4%	126	131	+ 4.0%
Median Sales Price*	\$477,000	\$551,750	+ 15.7%	\$410,000	\$495,000	+ 20.7%
Percent of Original List Price Received*	101.0%	105.7%	+ 4.7%	100.1%	104.4%	+ 4.3%
Days on Market Until Sale	13	13	0.0%	18	13	- 27.8%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	1.1	0.5	- 54.5%	--	--	--

* 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

