

# Local Market Update for January 2019

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

## 92116

Kensington, Normal Heights

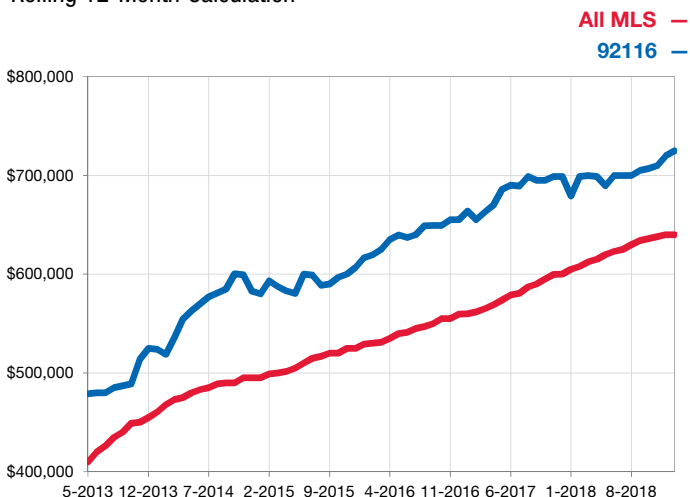
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
<b>Key Metrics</b>						
New Listings	24	36	+ 50.0%	24	36	+ 50.0%
Pending Sales	21	24	+ 14.3%	21	24	+ 14.3%
Closed Sales	19	10	- 47.4%	19	10	- 47.4%
Median Sales Price*	\$649,000	\$712,250	+ 9.7%	\$649,000	\$712,250	+ 9.7%
Percent of Original List Price Received*	96.8%	94.6%	- 2.3%	96.8%	94.6%	- 2.3%
Days on Market Until Sale	29	32	+ 10.3%	29	32	+ 10.3%
Inventory of Homes for Sale	22	38	+ 72.7%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--

\* 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	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
<b>Key Metrics</b>						
New Listings	14	21	+ 50.0%	14	21	+ 50.0%
Pending Sales	10	12	+ 20.0%	10	12	+ 20.0%
Closed Sales	11	6	- 45.5%	11	6	- 45.5%
Median Sales Price*	\$400,500	\$375,000	- 6.4%	\$400,500	\$375,000	- 6.4%
Percent of Original List Price Received*	98.6%	97.6%	- 1.0%	98.6%	97.6%	- 1.0%
Days on Market Until Sale	28	19	- 32.1%	28	19	- 32.1%
Inventory of Homes for Sale	10	21	+ 110.0%	--	--	--
Months Supply of Inventory	0.9	1.8	+ 100.0%	--	--	--

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**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

