

# Local Market Update for October 2018

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

## 92116

Kensington, Normal Heights

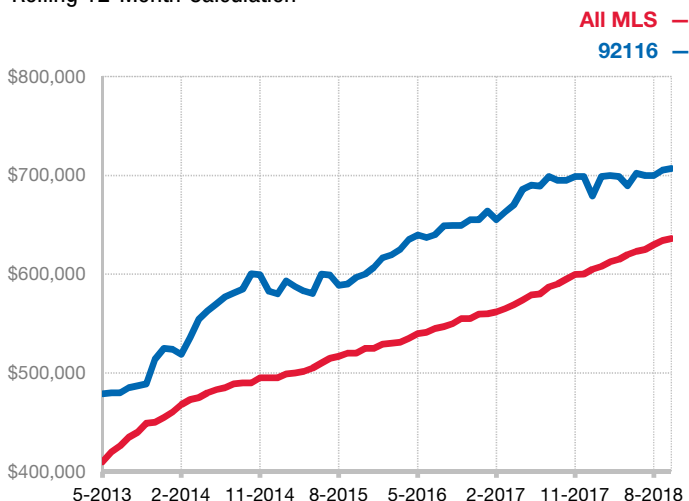
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
<b>Key Metrics</b>						
New Listings	26	31	+ 19.2%	272	307	+ 12.9%
Pending Sales	29	12	- 58.6%	199	187	- 6.0%
Closed Sales	16	18	+ 12.5%	189	186	- 1.6%
Median Sales Price*	\$678,000	\$701,950	+ 3.5%	\$689,000	\$709,000	+ 2.9%
Percent of Original List Price Received*	94.3%	97.7%	+ 3.6%	97.3%	98.0%	+ 0.7%
Days on Market Until Sale	30	25	- 16.7%	23	22	- 4.3%
Inventory of Homes for Sale	31	55	+ 77.4%	--	--	--
Months Supply of Inventory	1.6	3.1	+ 93.8%	--	--	--

\* 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		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
<b>Key Metrics</b>						
New Listings	10	12	+ 20.0%	145	163	+ 12.4%
Pending Sales	9	4	- 55.6%	123	124	+ 0.8%
Closed Sales	17	10	- 41.2%	126	130	+ 3.2%
Median Sales Price*	\$375,000	\$392,000	+ 4.5%	\$355,000	\$381,000	+ 7.3%
Percent of Original List Price Received*	97.4%	98.3%	+ 0.9%	98.4%	99.1%	+ 0.7%
Days on Market Until Sale	24	25	+ 4.2%	19	19	0.0%
Inventory of Homes for Sale	9	18	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.5	+ 114.3%	--	--	--

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



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

