

Local Market Update for April 2018

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

92116

Kensington, Normal Heights

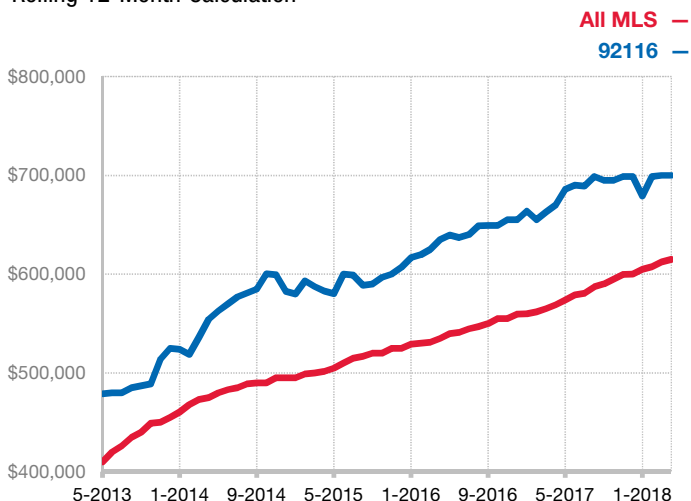
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	30	29	- 3.3%	105	112	+ 6.7%
Pending Sales	25	17	- 32.0%	82	80	- 2.4%
Closed Sales	28	24	- 14.3%	80	80	0.0%
Median Sales Price*	\$737,500	\$679,500	- 7.9%	\$690,500	\$700,000	+ 1.4%
Percent of Original List Price Received*	97.6%	98.5%	+ 0.9%	97.2%	97.9%	+ 0.7%
Days on Market Until Sale	16	17	+ 6.3%	24	24	0.0%
Inventory of Homes for Sale	24	37	+ 54.2%	--	--	--
Months Supply of Inventory	1.2	2.0	+ 66.7%	--	--	--

* 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	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	9	20	+ 122.2%	53	63	+ 18.9%
Pending Sales	11	12	+ 9.1%	48	48	0.0%
Closed Sales	10	12	+ 20.0%	47	46	- 2.1%
Median Sales Price*	\$414,250	\$392,500	- 5.3%	\$355,000	\$357,500	+ 0.7%
Percent of Original List Price Received*	100.3%	100.3%	0.0%	98.8%	99.7%	+ 0.9%
Days on Market Until Sale	10	9	- 10.0%	18	20	+ 11.1%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	0.6	1.2	+ 100.0%	--	--	--

* 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

