

# Local Market Update for June 2025

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

## 92116

Kensington, Normal Heights

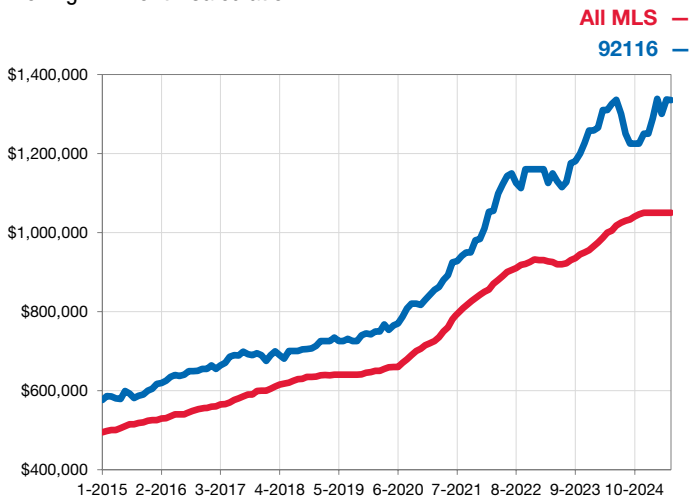
| Detached                                 | June        |             |                | Year to Date |             |                |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics                              | 2024        | 2025        | Percent Change | Thru 6-2024  | Thru 6-2025 | Percent Change |
| New Listings                             | 38          | 28          | - 26.3%        | 146          | 152         | + 4.1%         |
| Pending Sales                            | 15          | 12          | - 20.0%        | 78           | 68          | - 12.8%        |
| Closed Sales                             | 14          | 15          | + 7.1%         | 70           | 66          | - 5.7%         |
| Median Sales Price*                      | \$1,537,500 | \$1,350,000 | - 12.2%        | \$1,297,500  | \$1,424,000 | + 9.7%         |
| Percent of Original List Price Received* | 98.8%       | 97.2%       | - 1.6%         | 99.4%        | 98.1%       | - 1.3%         |
| Days on Market Until Sale                | 38          | 22          | - 42.1%        | 30           | 21          | - 30.0%        |
| Inventory of Homes for Sale              | 37          | 43          | + 16.2%        | --           | --          | --             |
| Months Supply of Inventory               | 3.4         | 3.4         | 0.0%           | --           | --          | --             |

\* 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.

| Attached                                 | June      |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                              | 2024      | 2025      | Percent Change | Thru 6-2024  | Thru 6-2025 | Percent Change |
| New Listings                             | 12        | 15        | + 25.0%        | 50           | 113         | + 126.0%       |
| Pending Sales                            | 5         | 9         | + 80.0%        | 34           | 57          | + 67.6%        |
| Closed Sales                             | 3         | 10        | + 233.3%       | 35           | 52          | + 48.6%        |
| Median Sales Price*                      | \$535,000 | \$709,500 | + 32.6%        | \$523,000    | \$642,000   | + 22.8%        |
| Percent of Original List Price Received* | 93.6%     | 100.4%    | + 7.3%         | 100.8%       | 99.7%       | - 1.1%         |
| Days on Market Until Sale                | 40        | 36        | - 10.0%        | 31           | 29          | - 6.5%         |
| Inventory of Homes for Sale              | 15        | 30        | + 100.0%       | --           | --          | --             |
| Months Supply of Inventory               | 2.5       | 3.5       | + 40.0%        | --           | --          | --             |

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



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

