

Local Market Update for November 2024

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

92116

Kensington, Normal Heights

Single Family

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	15	23	+ 53.3%	184	252	+ 37.0%
Pending Sales	6	16	+ 166.7%	126	162	+ 28.6%
Closed Sales	7	15	+ 114.3%	130	148	+ 13.8%
Median Sales Price*	\$1,350,000	\$1,499,000	+ 11.0%	\$1,257,895	\$1,250,000	- 0.6%
Percent of Original List Price Received*	97.3%	99.3%	+ 2.1%	100.2%	98.6%	- 1.6%
Days on Market Until Sale	32	17	- 46.9%	21	27	+ 28.6%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--

* 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.

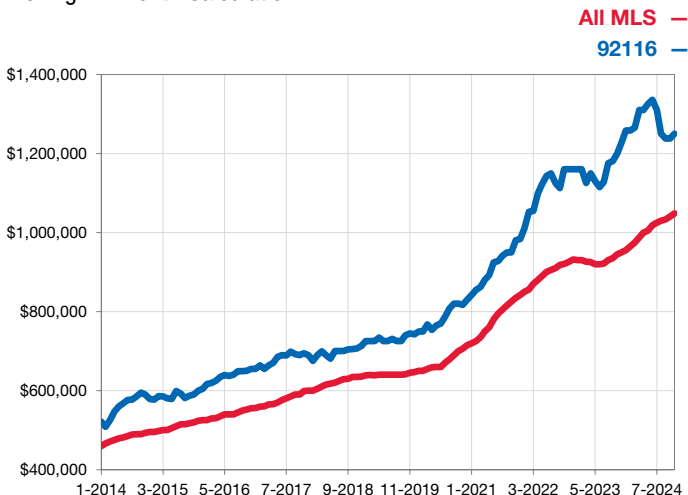
Townhouse-Condo

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	6	4	- 33.3%	96	116	+ 20.8%
Pending Sales	1	7	+ 600.0%	83	78	- 6.0%
Closed Sales	5	8	+ 60.0%	88	74	- 15.9%
Median Sales Price*	\$565,000	\$619,175	+ 9.6%	\$537,500	\$535,000	- 0.5%
Percent of Original List Price Received*	101.9%	101.6%	- 0.3%	101.3%	99.9%	- 1.4%
Days on Market Until Sale	31	24	- 22.6%	17	29	+ 70.6%
Inventory of Homes for Sale	9	16	+ 77.8%	--	--	--
Months Supply of Inventory	1.2	2.3	+ 91.7%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

