

Local Market Update for January 2018

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

92116

Kensington, Normal Heights

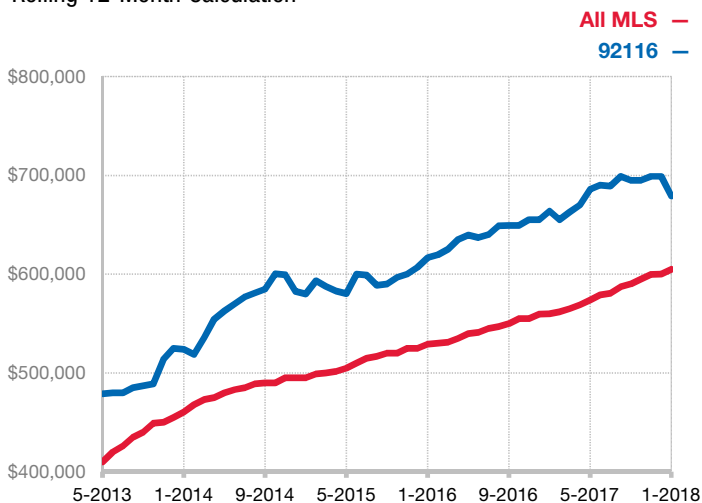
Single Family	January			Year to Date		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
Key Metrics						
New Listings	25	22	- 12.0%	25	22	- 12.0%
Pending Sales	13	19	+ 46.2%	13	19	+ 46.2%
Closed Sales	14	17	+ 21.4%	14	17	+ 21.4%
Median Sales Price*	\$825,000	\$649,000	- 21.3%	\$825,000	\$649,000	- 21.3%
Percent of Original List Price Received*	94.1%	96.3%	+ 2.3%	94.1%	96.3%	+ 2.3%
Days on Market Until Sale	33	31	- 6.1%	33	31	- 6.1%
Inventory of Homes for Sale	27	21	- 22.2%	--	--	--
Months Supply of Inventory	1.4	1.1	- 21.4%	--	--	--

* 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		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
Key Metrics						
New Listings	16	14	- 12.5%	16	14	- 12.5%
Pending Sales	9	11	+ 22.2%	9	11	+ 22.2%
Closed Sales	12	11	- 8.3%	12	11	- 8.3%
Median Sales Price*	\$330,500	\$400,500	+ 21.2%	\$330,500	\$400,500	+ 21.2%
Percent of Original List Price Received*	97.1%	98.6%	+ 1.5%	97.1%	98.6%	+ 1.5%
Days on Market Until Sale	31	28	- 9.7%	31	28	- 9.7%
Inventory of Homes for Sale	12	8	- 33.3%	--	--	--
Months Supply of Inventory	0.7	0.7	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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

