

# Local Market Update for March 2025

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

## 92116

Kensington, Normal Heights

### Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	23	23	0.0%	68	69	+ 1.5%
Pending Sales	13	14	+ 7.7%	36	36	0.0%
Closed Sales	18	12	- 33.3%	32	32	0.0%
Median Sales Price*	\$1,217,500	\$1,617,500	+ 32.9%	\$1,225,000	\$1,476,500	+ 20.5%
Percent of Original List Price Received*	99.7%	97.4%	- 2.3%	99.6%	97.0%	- 2.6%
Days on Market Until Sale	25	26	+ 4.0%	28	24	- 14.3%
Inventory of Homes for Sale	36	30	- 16.7%	--	--	--
Months Supply of Inventory	3.3	2.2	- 33.3%	--	--	--

\* 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.

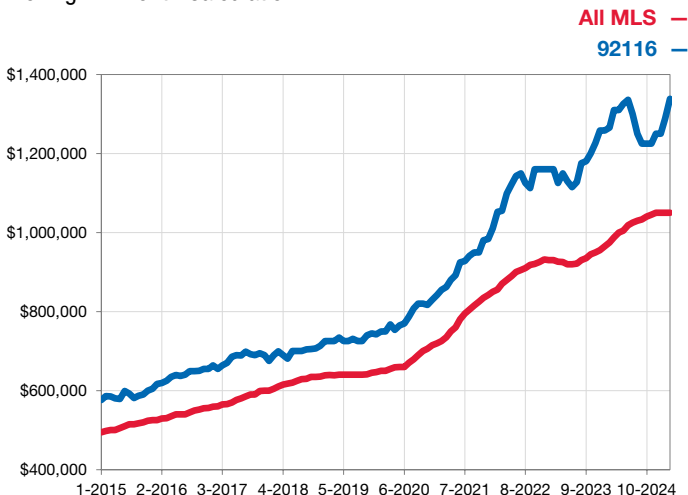
### Townhouse-Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	9	15	+ 66.7%	28	55	+ 96.4%
Pending Sales	5	10	+ 100.0%	21	35	+ 66.7%
Closed Sales	14	11	- 21.4%	20	22	+ 10.0%
Median Sales Price*	\$511,500	\$493,000	- 3.6%	\$500,000	\$524,750	+ 5.0%
Percent of Original List Price Received*	101.1%	95.8%	- 5.2%	101.3%	98.3%	- 3.0%
Days on Market Until Sale	40	39	- 2.5%	36	37	+ 2.8%
Inventory of Homes for Sale	10	27	+ 170.0%	--	--	--
Months Supply of Inventory	1.3	3.4	+ 161.5%	--	--	--

\* 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

