Local Market Update for February 2026

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

92116

Kensington, Normal Heights

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	16	**13**	- 18.8%	47	**34**	- 27.7%
Pending Sales	9	**9**	0.0%	20	**23**	+ 15.0%
Closed Sales	11	**11**	0.0%	20	**17**	- 15.0%
Median Sales Price*	$1,425,000	**$1,585,000**	+ 11.2%	$1,463,334	**$1,555,000**	+ 6.3%
Percent of Original List Price Received*	98.5%	**99.2%**	+ 0.7%	96.7%	**95.4%**	- 1.3%
Days on Market Until Sale	20	**43**	+ 115.0%	22	**46**	+ 109.1%
Inventory of Homes for Sale	30	**20**	- 33.3%	—	—	—
Months Supply of Inventory	2.3	**1.8**	- 21.7%	—	—	—

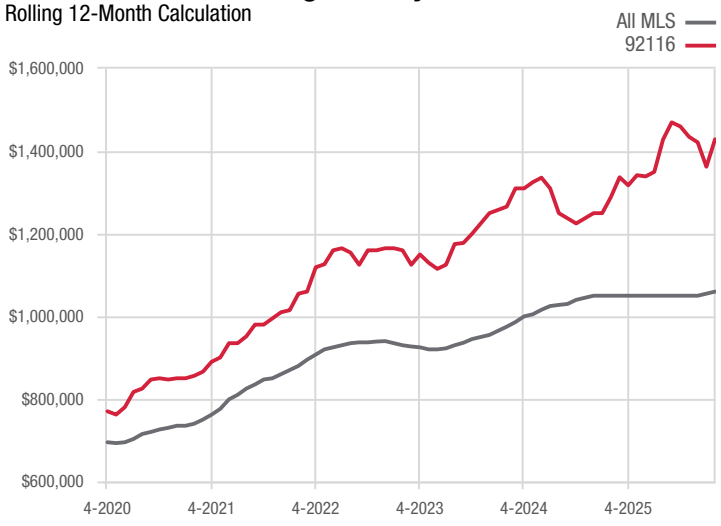
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	17	**4**	- 76.5%	43	**16**	- 62.8%
Pending Sales	14	**7**	- 50.0%	24	**14**	- 41.7%
Closed Sales	8	**6**	- 25.0%	12	**11**	- 8.3%
Median Sales Price*	$645,500	**$694,000**	+ 7.5%	$579,750	**$660,000**	+ 13.8%
Percent of Original List Price Received*	101.0%	**99.8%**	- 1.2%	101.2%	**99.3%**	- 1.9%
Days on Market Until Sale	30	**34**	+ 13.3%	33	**42**	+ 27.3%
Inventory of Homes for Sale	27	**7**	- 74.1%	—	—	—
Months Supply of Inventory	3.6	**1.0**	- 72.2%	—	—	—

* 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.

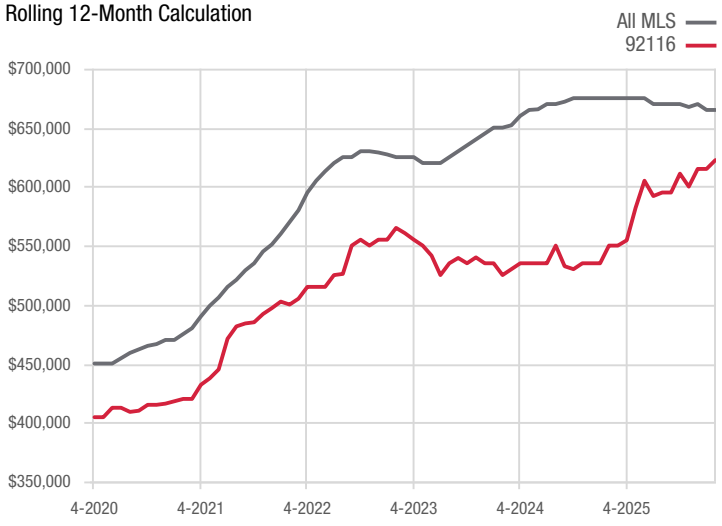
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.