Local Market Update for April 2026

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

92116

Kensington, Normal Heights

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	26	**21**	- 19.2%	96	**85**	- 11.5%
Pending Sales	7	**16**	+ 128.6%	40	**52**	+ 30.0%
Closed Sales	7	**14**	+ 100.0%	38	**38**	0.0%
Median Sales Price*	$1,010,000	**$1,188,500**	+ 17.7%	$1,463,334	**$1,425,000**	- 2.6%
Percent of Original List Price Received*	101.2%	**100.5%**	- 0.7%	97.5%	**97.8%**	+ 0.3%
Days on Market Until Sale	18	**20**	+ 11.1%	23	**33**	+ 43.5%
Inventory of Homes for Sale	43	**23**	- 46.5%	—	**—**	—
Months Supply of Inventory	3.4	**1.9**	- 44.1%	—	**—**	—

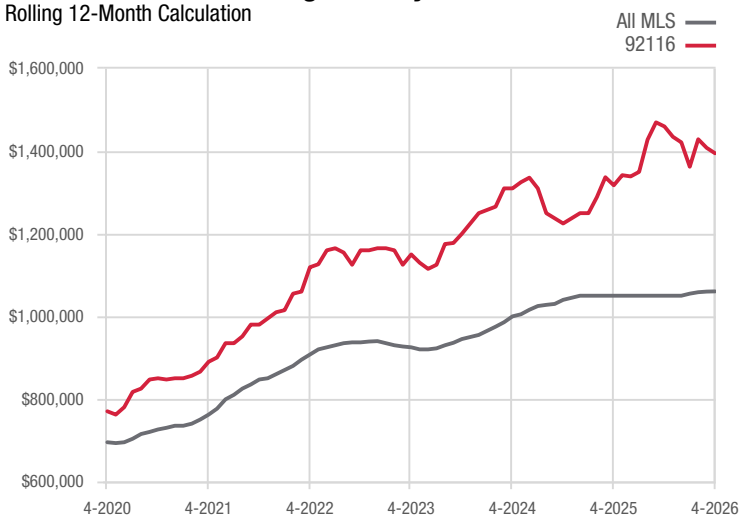
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	24	**10**	- 58.3%	85	**46**	- 45.9%
Pending Sales	10	**5**	- 50.0%	42	**36**	- 14.3%
Closed Sales	9	**13**	+ 44.4%	33	**34**	+ 3.0%
Median Sales Price*	$715,000	**$575,100**	- 19.6%	$605,000	**$610,000**	+ 0.8%
Percent of Original List Price Received*	99.7%	**97.1%**	- 2.6%	98.9%	**99.0%**	+ 0.1%
Days on Market Until Sale	14	**32**	+ 128.6%	29	**34**	+ 17.2%
Inventory of Homes for Sale	39	**13**	- 66.7%	—	**—**	—
Months Supply of Inventory	4.8	**1.7**	- 64.6%	—	**—**	—

* 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.

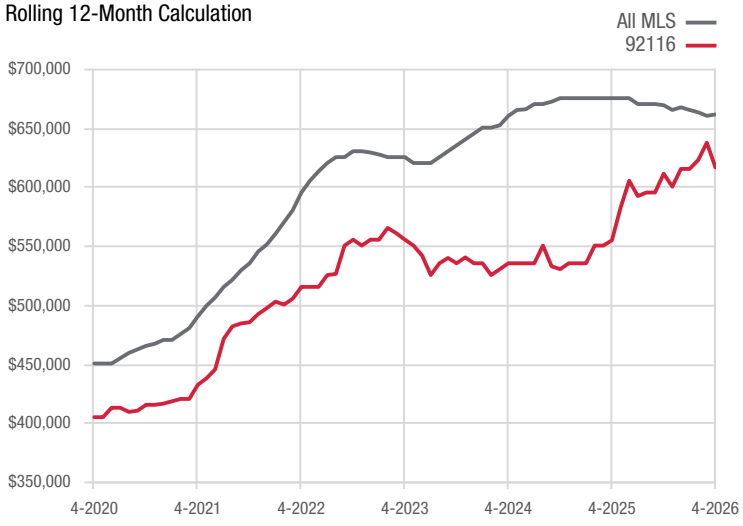
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of May 6, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.