Local Market Update for July 2026

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

92116

Kensington, Normal Heights

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	34	**22**	- 35.3%	183	**145**	- 20.8%
Pending Sales	13	**13**	0.0%	76	**91**	+ 19.7%
Closed Sales	11	**10**	- 9.1%	73	**81**	+ 11.0%
Median Sales Price*	$950,000	**$1,516,000**	+ 59.6%	$1,423,000	**$1,400,000**	- 1.6%
Percent of Original List Price Received*	91.9%	**100.2%**	+ 9.0%	97.0%	**98.1%**	+ 1.1%
Days on Market Until Sale	56	**21**	- 62.5%	26	**29**	+ 11.5%
Inventory of Homes for Sale	56	**28**	- 50.0%	—	—	—
Months Supply of Inventory	4.8	**2.3**	- 52.1%	—	—	—

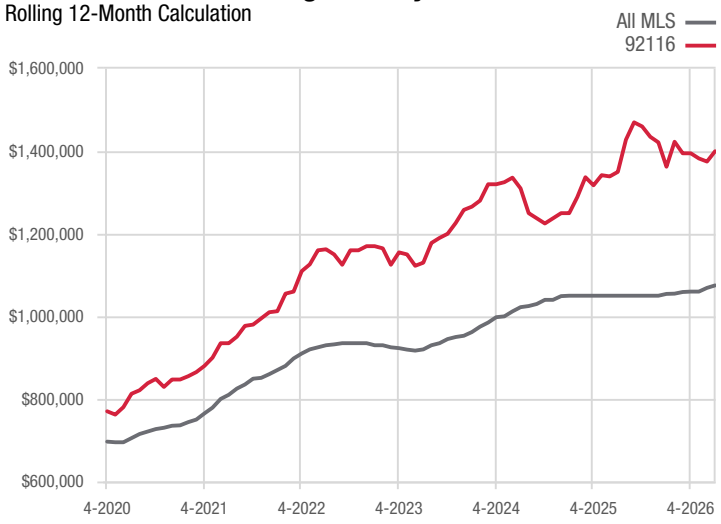
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	17	**17**	0.0%	133	**81**	- 39.1%
Pending Sales	11	**6**	- 45.5%	71	**52**	- 26.8%
Closed Sales	10	**5**	- 50.0%	63	**46**	- 27.0%
Median Sales Price*	$454,500	**$585,000**	+ 28.7%	$620,000	**$604,500**	- 2.5%
Percent of Original List Price Received*	95.9%	**94.5%**	- 1.5%	99.1%	**98.2%**	- 0.9%
Days on Market Until Sale	45	**16**	- 64.4%	32	**28**	- 12.5%
Inventory of Homes for Sale	25	**22**	- 12.0%	—	—	—
Months Supply of Inventory	2.7	**3.4**	+ 25.9%	—	—	—

* 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.

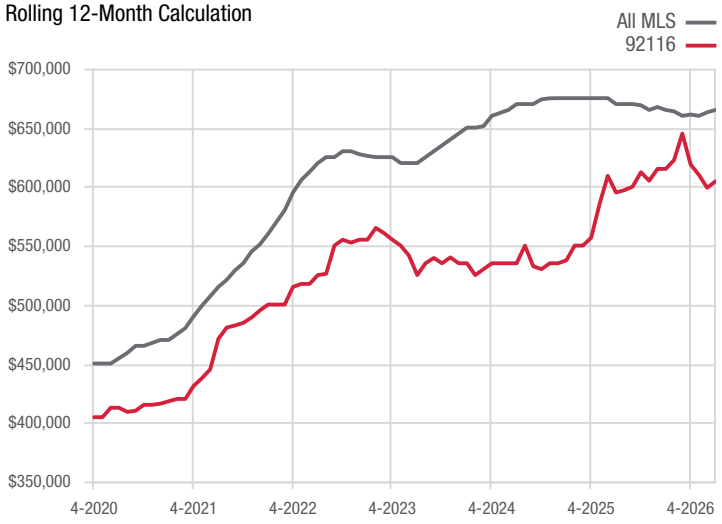
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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