Local Market Update for August 2026

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

92116

Kensington, Normal Heights

Detached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	21	**22**	+ 4.8%	199	**164**	- 17.6%
Pending Sales	14	**14**	0.0%	90	**105**	+ 16.7%
Closed Sales	16	**14**	- 12.5%	89	**96**	+ 7.9%
Median Sales Price*	$1,557,500	**$1,110,000**	- 28.7%	$1,460,000	**$1,355,000**	- 7.2%
Percent of Original List Price Received*	96.0%	**98.8%**	+ 2.9%	96.8%	**98.2%**	+ 1.4%
Days on Market Until Sale	34	**21**	- 38.2%	28	**29**	+ 3.6%
Inventory of Homes for Sale	38	**27**	- 28.9%	—	**—**	—
Months Supply of Inventory	3.3	**2.2**	- 33.3%	—	**—**	—

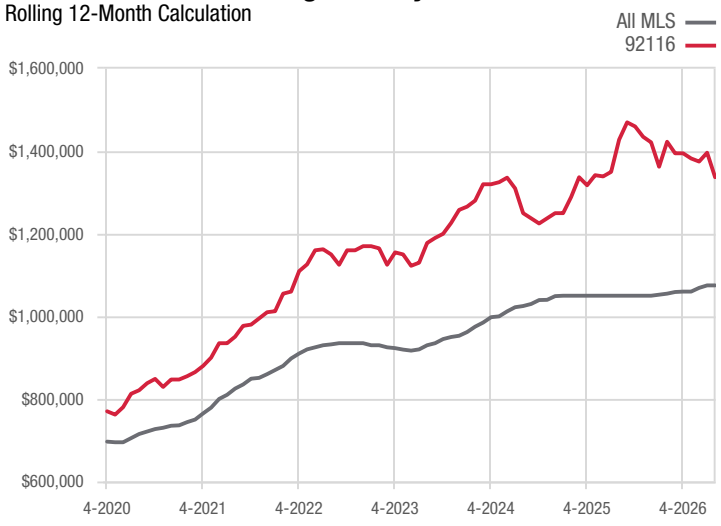
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	11	**13**	+ 18.2%	142	**95**	- 33.1%
Pending Sales	6	**8**	+ 33.3%	77	**59**	- 23.4%
Closed Sales	13	**8**	- 38.5%	76	**55**	- 27.6%
Median Sales Price*	$579,000	**$529,000**	- 8.6%	$615,000	**$605,000**	- 1.6%
Percent of Original List Price Received*	99.0%	**97.7%**	- 1.3%	99.1%	**98.2%**	- 0.9%
Days on Market Until Sale	37	**35**	- 5.4%	33	**29**	- 12.1%
Inventory of Homes for Sale	21	**21**	0.0%	—	**—**	—
Months Supply of Inventory	2.4	**3.2**	+ 33.3%	—	**—**	—

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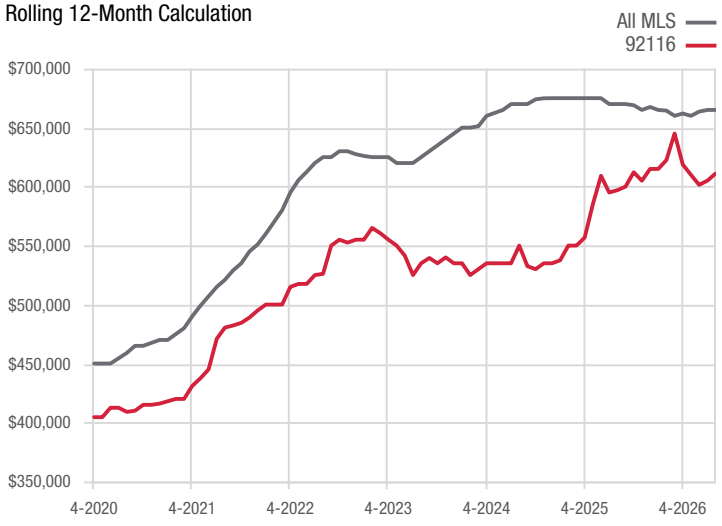
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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