Local Market Update for October 2026

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

92116

Kensington, Normal Heights

Detached	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	18	**17**	- 5.6%	245	**207**	- 15.5%
Pending Sales	12	**8**	- 33.3%	119	**130**	+ 9.2%
Closed Sales	13	**18**	+ 38.5%	113	**128**	+ 13.3%
Median Sales Price*	$1,230,000	**$1,360,000**	+ 10.6%	$1,435,000	**$1,349,000**	- 6.0%
Percent of Original List Price Received*	97.1%	**98.6%**	+ 1.5%	96.9%	**97.9%**	+ 1.0%
Days on Market Until Sale	27	**21**	- 22.2%	26	**27**	+ 3.8%
Inventory of Homes for Sale	30	**33**	+ 10.0%	—	—	—
Months Supply of Inventory	2.7	**2.7**	0.0%	—	—	—

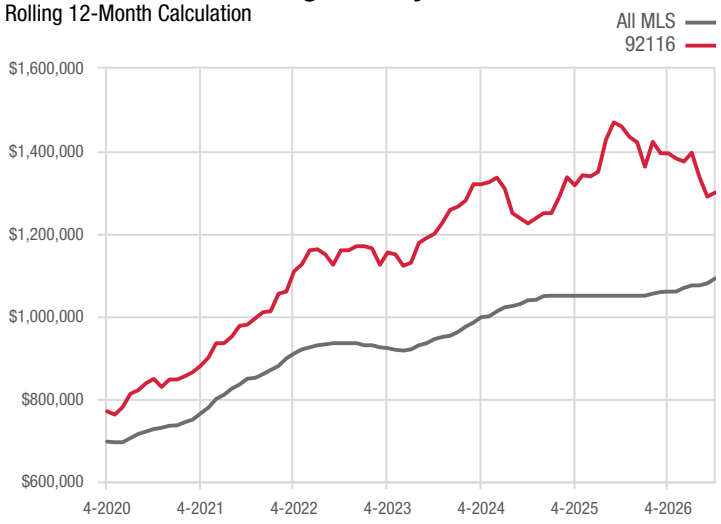
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	6	**7**	+ 16.7%	159	**105**	- 34.0%
Pending Sales	8	**3**	- 62.5%	90	**65**	- 27.8%
Closed Sales	7	**5**	- 28.6%	89	**63**	- 29.2%
Median Sales Price*	$482,000	**$540,000**	+ 12.0%	$615,000	**$604,000**	- 1.8%
Percent of Original List Price Received*	92.5%	**100.7%**	+ 8.9%	98.7%	**98.5%**	- 0.2%
Days on Market Until Sale	68	**56**	- 17.6%	35	**31**	- 11.4%
Inventory of Homes for Sale	17	**17**	0.0%	—	—	—
Months Supply of Inventory	2.0	**2.8**	+ 40.0%	—	—	—

* 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.

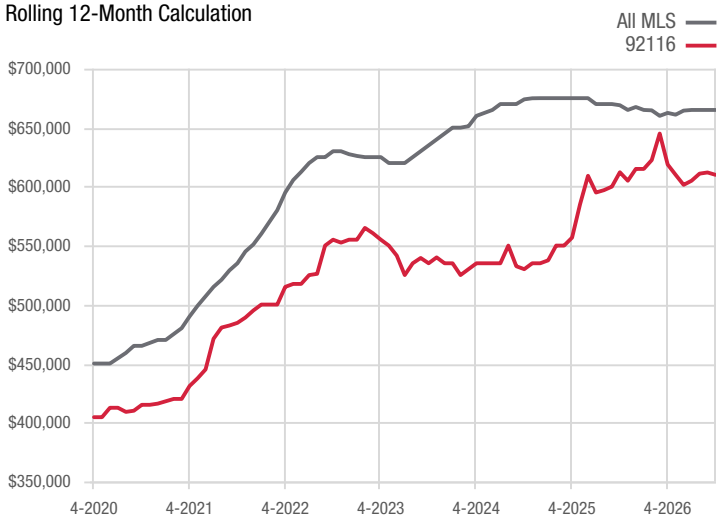
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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