

Local Market Update for March 2026

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

92116

Kensington, Normal Heights

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	23	30	+ 30.4%	70	64	- 8.6%
Pending Sales	13	13	0.0%	33	36	+ 9.1%
Closed Sales	11	7	- 36.4%	31	24	- 22.6%
Median Sales Price*	\$1,540,000	\$1,175,000	- 23.7%	\$1,475,000	\$1,527,500	+ 3.6%
Percent of Original List Price Received*	96.7%	98.2%	+ 1.6%	96.7%	96.2%	- 0.5%
Days on Market Until Sale	28	25	- 10.7%	24	40	+ 66.7%
Inventory of Homes for Sale	33	28	- 15.2%	—	—	—
Months Supply of Inventory	2.5	2.5	0.0%	—	—	—

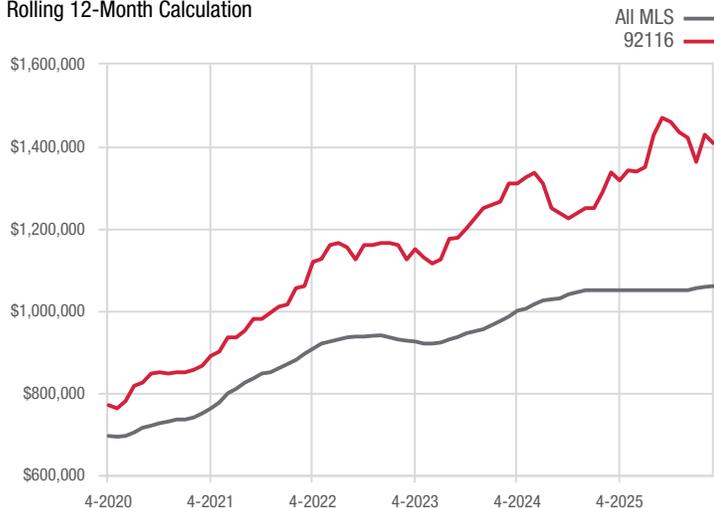
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	18	12	- 33.3%	61	36	- 41.0%
Pending Sales	8	11	+ 37.5%	32	30	- 6.3%
Closed Sales	12	8	- 33.3%	24	21	- 12.5%
Median Sales Price*	\$526,500	\$610,750	+ 16.0%	\$557,250	\$620,000	+ 11.3%
Percent of Original List Price Received*	96.1%	101.3%	+ 5.4%	98.6%	100.1%	+ 1.5%
Days on Market Until Sale	36	25	- 30.6%	34	35	+ 2.9%
Inventory of Homes for Sale	36	12	- 66.7%	—	—	—
Months Supply of Inventory	4.7	1.5	- 68.1%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

