Local Market Update for October 2025

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

92116

Kensington, Normal Heights

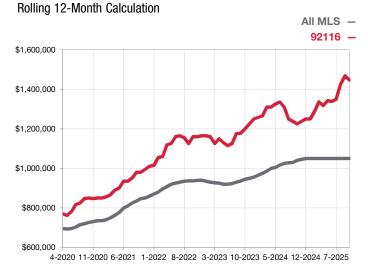
Detached	October			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	18	18	0.0%	205	245	+ 19.5%	
Pending Sales	20	12	- 40.0%	146	120	- 17.8%	
Closed Sales	17	13	- 23.5%	134	114	- 14.9%	
Median Sales Price*	\$1,625,000	\$1,230,000	- 24.3%	\$1,225,000	\$1,430,000	+ 16.7%	
Percent of Original List Price Received*	98.4%	97.1%	- 1.3%	98.7%	96.9%	- 1.8%	
Days on Market Until Sale	27	27	0.0%	28	26	- 7.1%	
Inventory of Homes for Sale	19	29	+ 52.6%				
Months Supply of Inventory	1.5	2.6	+ 73.3%				

^{*} 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	October			Year to Date			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	16	4	- 75.0%	103	157	+ 52.4%	
Pending Sales	8	7	- 12.5%	70	88	+ 25.7%	
Closed Sales	7	7	0.0%	65	88	+ 35.4%	
Median Sales Price*	\$550,000	\$482,000	- 12.4%	\$530,000	\$615,000	+ 16.0%	
Percent of Original List Price Received*	94.7%	92.5%	- 2.3%	99.7%	98.6%	- 1.1%	
Days on Market Until Sale	34	68	+ 100.0%	29	35	+ 20.7%	
Inventory of Homes for Sale	21	15	- 28.6%				
Months Supply of Inventory	3.4	1.8	- 47.1%				

^{*} 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



Median Sales Price - Townhouse-Condo

