

Local Market Update for August 2025

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

92116

Kensington, Normal Heights

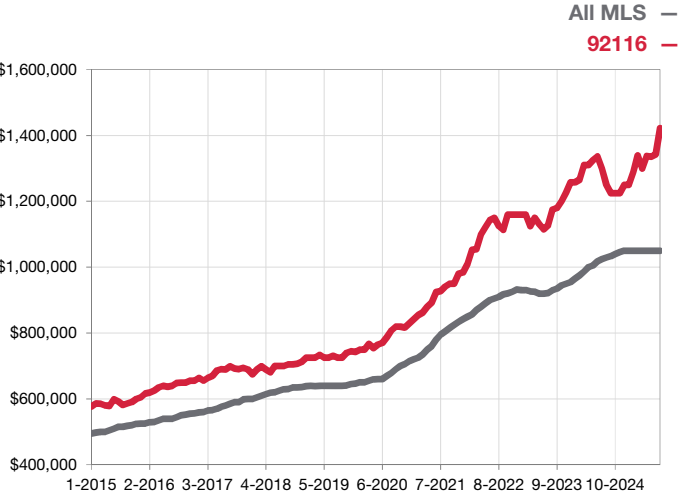
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	21	21	0.0%	188	204	+ 8.5%
Pending Sales	15	17	+ 13.3%	114	99	- 13.2%
Closed Sales	18	16	- 11.1%	107	94	- 12.1%
Median Sales Price*	\$1,032,500	\$1,540,000	+ 49.2%	\$1,225,000	\$1,424,000	+ 16.2%
Percent of Original List Price Received*	96.0%	96.1%	+ 0.1%	98.9%	97.0%	- 1.9%
Days on Market Until Sale	24	33	+ 37.5%	27	27	0.0%
Inventory of Homes for Sale	23	34	+ 47.8%	--	--	--
Months Supply of Inventory	1.9	2.8	+ 47.4%	--	--	--

* 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	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	17	10	- 41.2%	81	142	+ 75.3%
Pending Sales	9	5	- 44.4%	50	75	+ 50.0%
Closed Sales	10	11	+ 10.0%	50	74	+ 48.0%
Median Sales Price*	\$535,000	\$579,000	+ 8.2%	\$521,500	\$615,000	+ 17.9%
Percent of Original List Price Received*	99.5%	98.9%	- 0.6%	100.3%	99.1%	- 1.2%
Days on Market Until Sale	17	42	+ 147.1%	29	33	+ 13.8%
Inventory of Homes for Sale	19	21	+ 10.5%	--	--	--
Months Supply of Inventory	3.3	2.4	- 27.3%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

