

Local Market Update for May 2025

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

92116

Kensington, Normal Heights

Detached

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	20	25	+ 25.0%	108	122	+ 13.0%
Pending Sales	11	11	0.0%	63	55	- 12.7%
Closed Sales	13	10	- 23.1%	56	51	- 8.9%
Median Sales Price*	\$1,250,000	\$1,600,000	+ 28.0%	\$1,250,000	\$1,466,668	+ 17.3%
Percent of Original List Price Received*	96.7%	100.4%	+ 3.8%	99.5%	98.3%	- 1.2%
Days on Market Until Sale	26	13	- 50.0%	28	20	- 28.6%
Inventory of Homes for Sale	24	37	+ 54.2%	--	--	--
Months Supply of Inventory	2.3	2.9	+ 26.1%	--	--	--

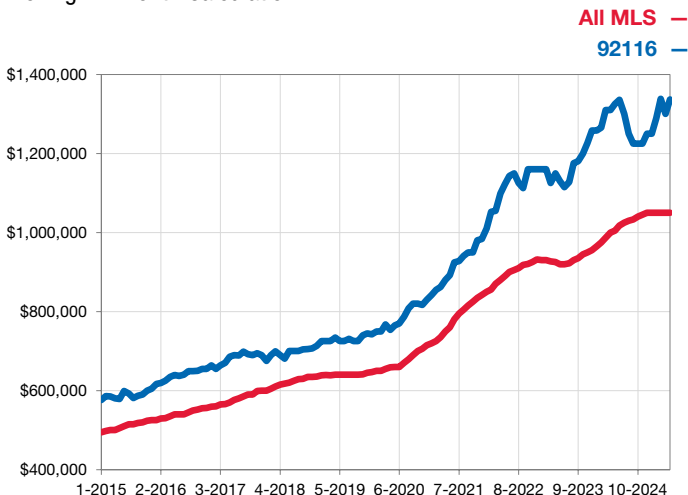
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached

Key Metrics	May			Year to Date		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	6	14	+ 133.3%	38	96	+ 152.6%
Pending Sales	4	8	+ 100.0%	29	50	+ 72.4%
Closed Sales	7	9	+ 28.6%	32	42	+ 31.3%
Median Sales Price*	\$559,000	\$985,000	+ 76.2%	\$511,500	\$630,000	+ 23.2%
Percent of Original List Price Received*	98.9%	101.9%	+ 3.0%	101.4%	99.6%	- 1.8%
Days on Market Until Sale	19	19	0.0%	30	27	- 10.0%
Inventory of Homes for Sale	9	33	+ 266.7%	--	--	--
Months Supply of Inventory	1.4	3.9	+ 178.6%	--	--	--

* 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

