

Local Market Update for July 2025

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

92116

Kensington, Normal Heights

Detached

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	20	31	+ 55.0%	166	183	+ 10.2%
Pending Sales	21	16	- 23.8%	99	83	- 16.2%
Closed Sales	19	12	- 36.8%	89	78	- 12.4%
Median Sales Price*	\$1,009,000	\$937,500	- 7.1%	\$1,250,000	\$1,372,500	+ 9.8%
Percent of Original List Price Received*	100.0%	92.5%	- 7.5%	99.5%	97.2%	- 2.3%
Days on Market Until Sale	18	51	+ 183.3%	27	25	- 7.4%
Inventory of Homes for Sale	27	49	+ 81.5%	--	--	--
Months Supply of Inventory	2.4	4.0	+ 66.7%	--	--	--

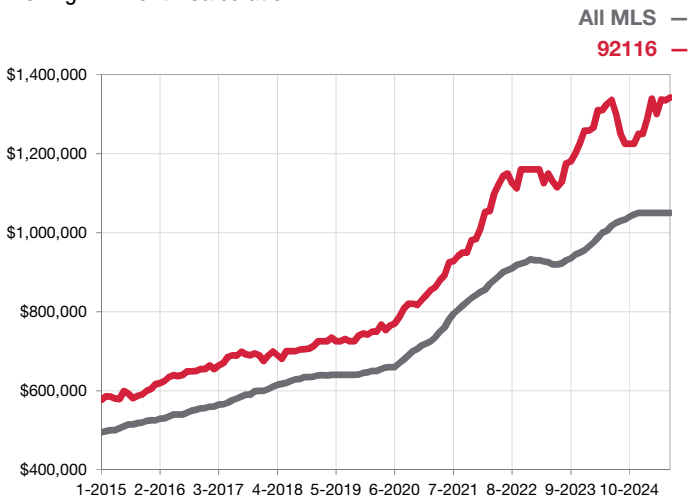
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	14	17	+ 21.4%	64	132	+ 106.3%
Pending Sales	7	10	+ 42.9%	41	70	+ 70.7%
Closed Sales	5	10	+ 100.0%	40	63	+ 57.5%
Median Sales Price*	\$509,999	\$454,500	- 10.9%	\$516,500	\$620,000	+ 20.0%
Percent of Original List Price Received*	98.7%	95.9%	- 2.8%	100.5%	99.1%	- 1.4%
Days on Market Until Sale	40	45	+ 12.5%	32	32	0.0%
Inventory of Homes for Sale	17	25	+ 47.1%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--

* 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

