

Local Market Update for September 2025

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

92116

Kensington, Normal Heights

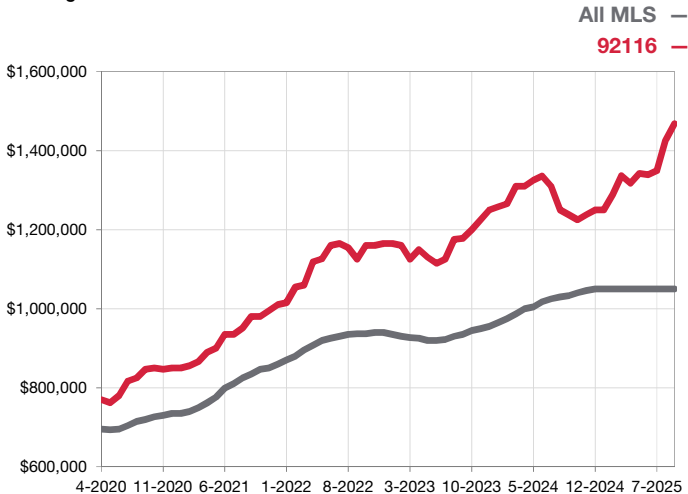
Detached	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
Key Metrics						
New Listings	23	23	0.0%	150	224	+ 49.3%
Pending Sales	13	19	+ 46.2%	126	110	- 12.7%
Closed Sales	11	11	0.0%	117	101	- 13.7%
Median Sales Price*	\$1,115,000	\$1,435,000	+ 28.7%	\$1,210,000	\$1,460,000	+ 20.7%
Percent of Original List Price Received*	94.8%	97.1%	+ 2.4%	98.7%	96.9%	- 1.8%
Days on Market Until Sale	42	14	- 66.7%	28	26	- 7.1%
Inventory of Homes for Sale	24	30	+ 25.0%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

* 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	September			Year to Date		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
Key Metrics						
New Listings	11	10	- 9.1%	78	153	+ 96.2%
Pending Sales	12	4	- 66.7%	62	80	+ 29.0%
Closed Sales	8	6	- 25.0%	58	81	+ 39.7%
Median Sales Price*	\$567,000	\$572,225	+ 0.9%	\$526,500	\$615,000	+ 16.8%
Percent of Original List Price Received*	100.6%	100.4%	- 0.2%	100.3%	99.2%	- 1.1%
Days on Market Until Sale	25	19	- 24.0%	29	32	+ 10.3%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	2.7	2.4	- 11.1%	--	--	--

* 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

