

Local Market Update for December 2025

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

92116

Kensington, Normal Heights

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		3	3	0.0%	247	242	- 2.0%
Pending Sales		3	5	+ 66.7%	162	136	- 16.0%
Closed Sales		10	10	0.0%	160	138	- 13.8%
Median Sales Price*		\$1,606,000	\$1,005,000	- 37.4%	\$1,250,000	\$1,408,250	+ 12.7%
Percent of Original List Price Received*		97.2%	100.0%	+ 2.9%	98.8%	97.2%	- 1.6%
Days on Market Until Sale		13	31	+ 138.5%	26	29	+ 11.5%
Inventory of Homes for Sale		32	8	- 75.0%	--	--	--
Months Supply of Inventory		2.4	0.7	- 70.8%	--	--	--

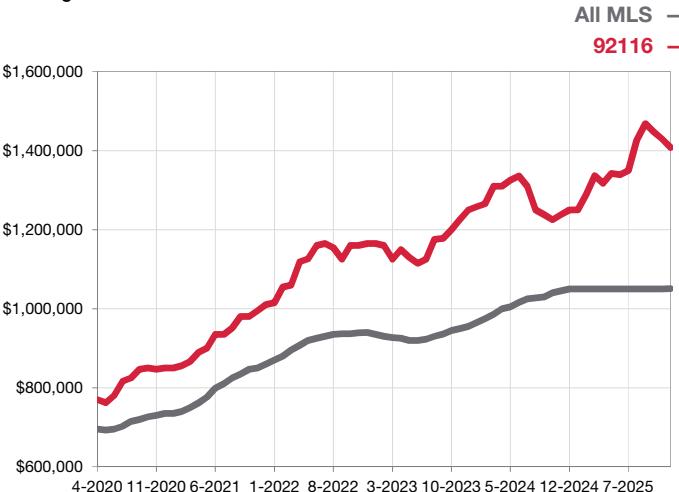
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		4	0	- 100.0%	112	150	+ 33.9%
Pending Sales		4	3	- 25.0%	81	96	+ 18.5%
Closed Sales		7	4	- 42.9%	81	98	+ 21.0%
Median Sales Price*		\$532,000	\$690,250	+ 29.7%	\$535,000	\$615,000	+ 15.0%
Percent of Original List Price Received*		96.4%	100.7%	+ 4.5%	99.6%	98.9%	- 0.7%
Days on Market Until Sale		36	42	+ 16.7%	29	34	+ 17.2%
Inventory of Homes for Sale		14	1	- 92.9%	--	--	--
Months Supply of Inventory		2.1	0.1	- 95.2%	--	--	--

* 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

