

Local Market Update for November 2025

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

92116

Kensington, Normal Heights

Detached

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	10	10	0.0%	229	257	+ 12.2%
Pending Sales	13	9	- 30.8%	159	130	- 18.2%
Closed Sales	16	14	- 12.5%	150	128	- 14.7%
Median Sales Price*	\$1,439,500	\$1,088,625	- 24.4%	\$1,237,500	\$1,424,000	+ 15.1%
Percent of Original List Price Received*	100.9%	98.0%	- 2.9%	98.9%	97.0%	- 1.9%
Days on Market Until Sale	17	53	+ 211.8%	27	29	+ 7.4%
Inventory of Homes for Sale	22	27	+ 22.7%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--

* 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.

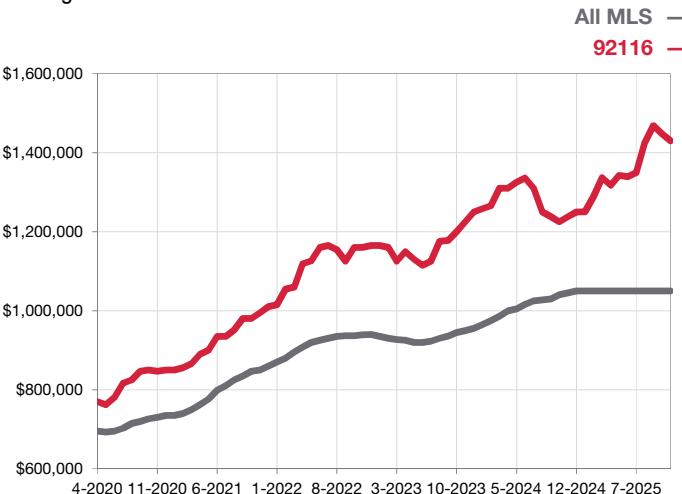
Attached

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	5	6	+ 20.0%	108	164	+ 51.9%
Pending Sales	7	4	- 42.9%	77	92	+ 19.5%
Closed Sales	9	5	- 44.4%	74	93	+ 25.7%
Median Sales Price*	\$625,000	\$502,000	- 19.7%	\$535,000	\$612,000	+ 14.4%
Percent of Original List Price Received*	101.3%	101.2%	- 0.1%	99.9%	98.8%	- 1.1%
Days on Market Until Sale	21	20	- 4.8%	28	34	+ 21.4%
Inventory of Homes for Sale	17	11	- 35.3%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

