

Local Market Update for January 2026

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

92116

Kensington, Normal Heights

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		31	21	- 32.3%	31	21	- 32.3%
Pending Sales		11	16	+ 45.5%	11	16	+ 45.5%
Closed Sales		9	6	- 33.3%	9	6	- 33.3%
Median Sales Price*		\$1,610,000	\$1,175,000	- 27.0%	\$1,610,000	\$1,175,000	- 27.0%
Percent of Original List Price Received*		94.4%	88.4%	- 6.4%	94.4%	88.4%	- 6.4%
Days on Market Until Sale		25	51	+ 104.0%	25	51	+ 104.0%
Inventory of Homes for Sale		34	19	- 44.1%	--	--	--
Months Supply of Inventory		2.5	1.6	- 36.0%	--	--	--

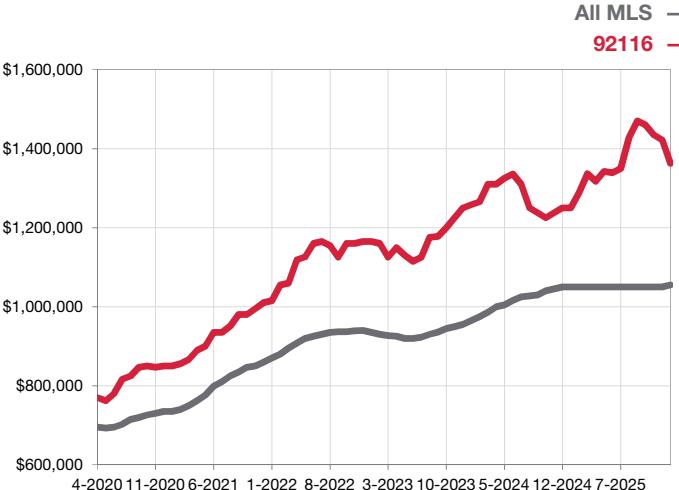
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		26	11	- 57.7%	26	11	- 57.7%
Pending Sales		10	6	- 40.0%	10	6	- 40.0%
Closed Sales		4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price*		\$524,750	\$610,000	+ 16.2%	\$524,750	\$610,000	+ 16.2%
Percent of Original List Price Received*		101.5%	98.7%	- 2.8%	101.5%	98.7%	- 2.8%
Days on Market Until Sale		38	53	+ 39.5%	38	53	+ 39.5%
Inventory of Homes for Sale		27	10	- 63.0%	--	--	--
Months Supply of Inventory		3.7	1.3	- 64.9%	--	--	--

* 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

