

Local Market Update for February 2025

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

92120

Allied Gardens, Del Cerro

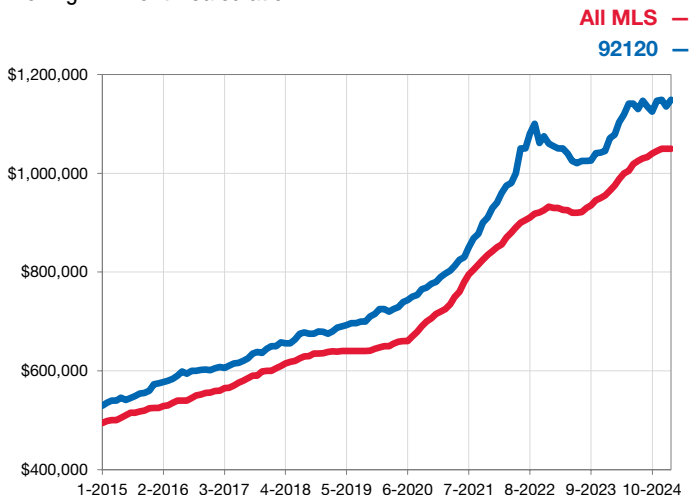
| Single Family | February | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 28 | 22 | - 21.4% | 53 | 49 | - 7.5% |
| Pending Sales | 22 | 13 | - 40.9% | 35 | 28 | - 20.0% |
| Closed Sales | 18 | 16 | - 11.1% | 30 | 24 | - 20.0% |
| Median Sales Price* | \$1,113,000 | \$1,180,000 | + 6.0% | \$1,161,000 | \$1,107,500 | - 4.6% |
| Percent of Original List Price Received* | 102.4% | 100.0% | - 2.3% | 100.8% | 99.6% | - 1.2% |
| Days on Market Until Sale | 19 | 22 | + 15.8% | 20 | 24 | + 20.0% |
| Inventory of Homes for Sale | 22 | 25 | + 13.6% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.4 | + 7.7% | -- | -- | -- |

* 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.

| Townhouse-Condo | February | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 2-2024 | Thru 2-2025 | Percent Change |
| New Listings | 7 | 8 | + 14.3% | 11 | 23 | + 109.1% |
| Pending Sales | 6 | 7 | + 16.7% | 10 | 17 | + 70.0% |
| Closed Sales | 3 | 9 | + 200.0% | 8 | 16 | + 100.0% |
| Median Sales Price* | \$450,000 | \$607,000 | + 34.9% | \$510,500 | \$572,500 | + 12.1% |
| Percent of Original List Price Received* | 97.1% | 99.6% | + 2.6% | 99.4% | 97.7% | - 1.7% |
| Days on Market Until Sale | 37 | 47 | + 27.0% | 20 | 39 | + 95.0% |
| Inventory of Homes for Sale | 4 | 16 | + 300.0% | -- | -- | -- |
| Months Supply of Inventory | 0.6 | 2.1 | + 250.0% | -- | -- | -- |

* 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

