

# Local Market Update for January 2025

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

## 92120

Allied Gardens, Del Cerro

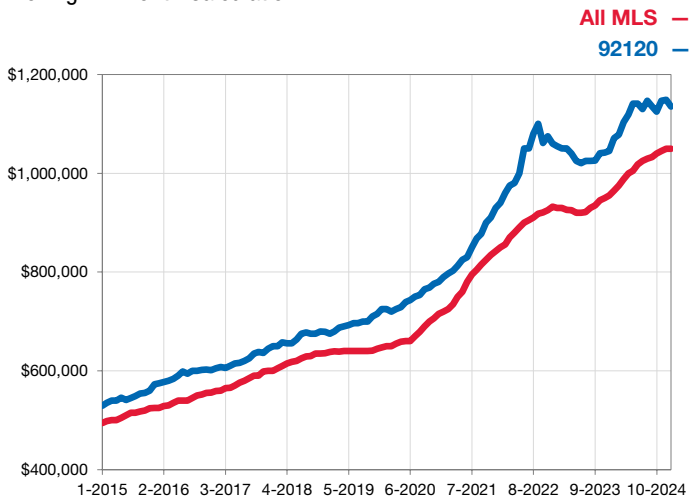
Single Family	January			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	25	27	+ 8.0%	25	27	+ 8.0%
Pending Sales	13	14	+ 7.7%	13	14	+ 7.7%
Closed Sales	12	8	- 33.3%	12	8	- 33.3%
Median Sales Price*	\$1,161,000	\$1,062,000	- 8.5%	\$1,161,000	\$1,062,000	- 8.5%
Percent of Original List Price Received*	98.5%	98.7%	+ 0.2%	98.5%	98.7%	+ 0.2%
Days on Market Until Sale	22	26	+ 18.2%	22	26	+ 18.2%
Inventory of Homes for Sale	20	22	+ 10.0%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--

\* 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.

Townhouse-Condo	January			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	4	15	+ 275.0%	4	15	+ 275.0%
Pending Sales	4	10	+ 150.0%	4	10	+ 150.0%
Closed Sales	5	7	+ 40.0%	5	7	+ 40.0%
Median Sales Price*	\$546,000	\$550,000	+ 0.7%	\$546,000	\$550,000	+ 0.7%
Percent of Original List Price Received*	100.8%	95.2%	- 5.6%	100.8%	95.2%	- 5.6%
Days on Market Until Sale	10	29	+ 190.0%	10	29	+ 190.0%
Inventory of Homes for Sale	3	17	+ 466.7%	--	--	--
Months Supply of Inventory	0.5	2.2	+ 340.0%	--	--	--

\* 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

