

Local Market Update for April 2025

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

92120

Allied Gardens, Del Cerro

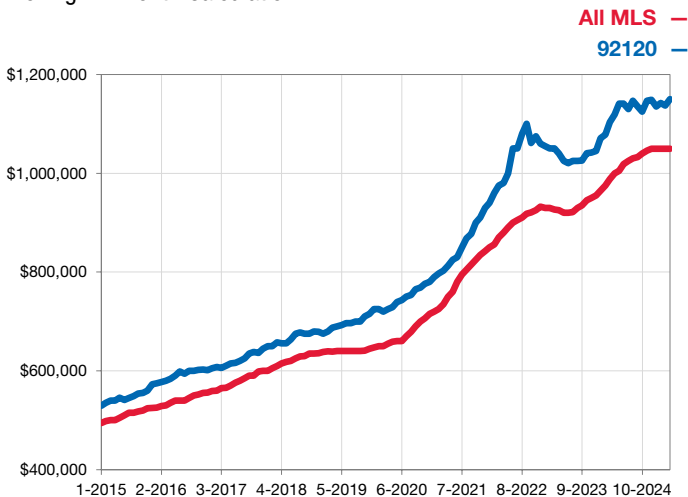
Detached	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
Key Metrics						
New Listings	23	26	+ 13.0%	100	101	+ 1.0%
Pending Sales	17	14	- 17.6%	77	67	- 13.0%
Closed Sales	15	22	+ 46.7%	67	63	- 6.0%
Median Sales Price*	\$1,125,000	\$1,327,500	+ 18.0%	\$1,150,000	\$1,180,000	+ 2.6%
Percent of Original List Price Received*	104.2%	99.9%	- 4.1%	102.3%	100.0%	- 2.2%
Days on Market Until Sale	17	29	+ 70.6%	20	24	+ 20.0%
Inventory of Homes for Sale	19	29	+ 52.6%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

* 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	April			Year to Date		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
Key Metrics						
New Listings	13	9	- 30.8%	35	54	+ 54.3%
Pending Sales	8	11	+ 37.5%	23	34	+ 47.8%
Closed Sales	8	6	- 25.0%	23	26	+ 13.0%
Median Sales Price*	\$760,500	\$476,000	- 37.4%	\$715,000	\$550,000	- 23.1%
Percent of Original List Price Received*	100.5%	96.4%	- 4.1%	99.6%	97.8%	- 1.8%
Days on Market Until Sale	19	34	+ 78.9%	21	38	+ 81.0%
Inventory of Homes for Sale	11	20	+ 81.8%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--

* 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

