

Local Market Update for August 2025

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

92120

Allied Gardens, Del Cerro

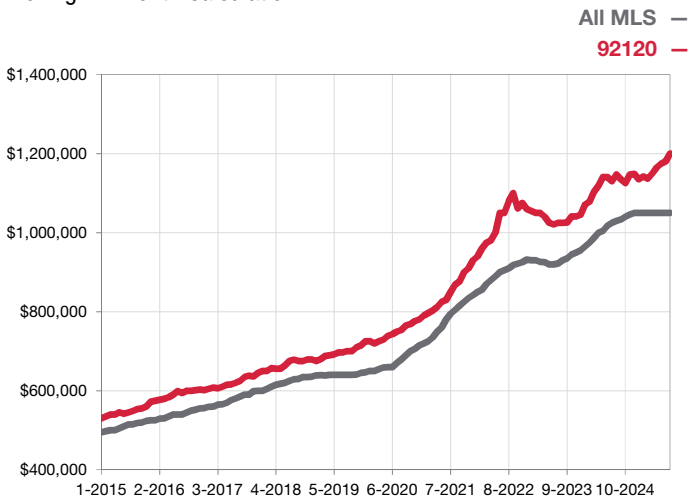
Detached	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
Key Metrics						
New Listings	32	32	0.0%	221	225	+ 1.8%
Pending Sales	23	20	- 13.0%	158	141	- 10.8%
Closed Sales	23	23	0.0%	152	133	- 12.5%
Median Sales Price*	\$1,110,000	\$1,199,000	+ 8.0%	\$1,150,000	\$1,237,000	+ 7.6%
Percent of Original List Price Received*	102.2%	99.0%	- 3.1%	102.1%	99.5%	- 2.5%
Days on Market Until Sale	16	26	+ 62.5%	18	28	+ 55.6%
Inventory of Homes for Sale	29	35	+ 20.7%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

* 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	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
Key Metrics						
New Listings	13	12	- 7.7%	88	101	+ 14.8%
Pending Sales	8	7	- 12.5%	53	55	+ 3.8%
Closed Sales	5	7	+ 40.0%	52	54	+ 3.8%
Median Sales Price*	\$610,000	\$575,000	- 5.7%	\$580,444	\$536,000	- 7.7%
Percent of Original List Price Received*	94.2%	93.6%	- 0.6%	99.1%	97.9%	- 1.2%
Days on Market Until Sale	23	70	+ 204.3%	22	39	+ 77.3%
Inventory of Homes for Sale	21	21	0.0%	--	--	--
Months Supply of Inventory	3.4	2.9	- 14.7%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

