

# Local Market Update for July 2025

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

## 92120

Allied Gardens, Del Cerro

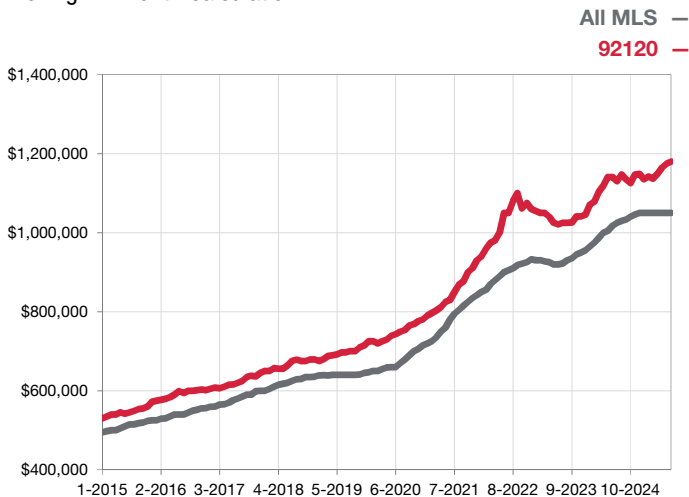
Detached	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
<b>Key Metrics</b>						
New Listings	25	32	+ 28.0%	190	192	+ 1.1%
Pending Sales	18	21	+ 16.7%	135	119	- 11.9%
Closed Sales	25	19	- 24.0%	129	109	- 15.5%
Median Sales Price*	\$1,150,000	\$1,237,000	+ 7.6%	\$1,150,000	\$1,240,000	+ 7.8%
Percent of Original List Price Received*	101.4%	99.2%	- 2.2%	102.0%	99.6%	- 2.4%
Days on Market Until Sale	16	50	+ 212.5%	19	28	+ 47.4%
Inventory of Homes for Sale	30	34	+ 13.3%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

\* 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	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
<b>Key Metrics</b>						
New Listings	11	11	0.0%	75	91	+ 21.3%
Pending Sales	4	10	+ 150.0%	45	50	+ 11.1%
Closed Sales	7	8	+ 14.3%	47	48	+ 2.1%
Median Sales Price*	\$480,000	\$532,500	+ 10.9%	\$550,888	\$535,500	- 2.8%
Percent of Original List Price Received*	97.5%	97.7%	+ 0.2%	99.7%	98.4%	- 1.3%
Days on Market Until Sale	40	36	- 10.0%	22	35	+ 59.1%
Inventory of Homes for Sale	22	22	0.0%	--	--	--
Months Supply of Inventory	3.5	2.9	- 17.1%	--	--	--

\* 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

