

Local Market Update for December 2025

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

92120

Allied Gardens, Del Cerro

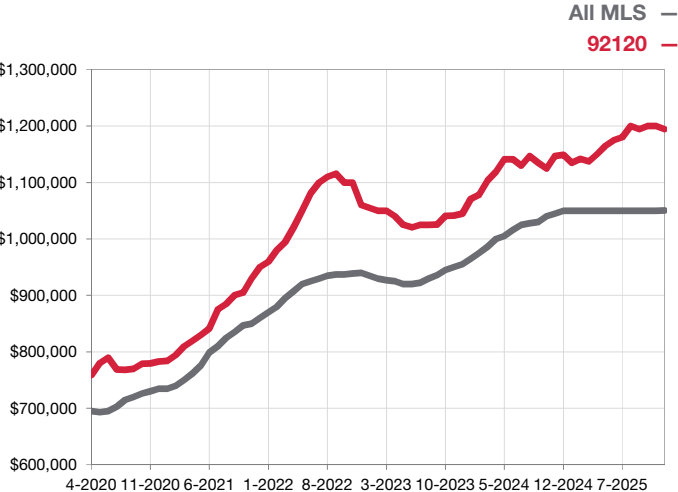
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	4	4	0.0%	287	271	- 5.6%
Pending Sales	7	14	+ 100.0%	225	205	- 8.9%
Closed Sales	19	17	- 10.5%	225	197	- 12.4%
Median Sales Price*	\$1,260,000	\$1,085,000	- 13.9%	\$1,149,000	\$1,194,500	+ 4.0%
Percent of Original List Price Received*	98.8%	97.9%	- 0.9%	101.3%	99.2%	- 2.1%
Days on Market Until Sale	24	35	+ 45.8%	20	27	+ 35.0%
Inventory of Homes for Sale	21	6	- 71.4%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--

* 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	8	1	- 87.5%	129	129	0.0%
Pending Sales	5	6	+ 20.0%	85	79	- 7.1%
Closed Sales	7	3	- 57.1%	85	77	- 9.4%
Median Sales Price*	\$435,500	\$858,000	+ 97.0%	\$550,888	\$536,000	- 2.7%
Percent of Original List Price Received*	94.7%	94.7%	0.0%	98.5%	97.6%	- 0.9%
Days on Market Until Sale	45	148	+ 228.9%	30	46	+ 53.3%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	2.5	1.1	- 56.0%	--	--	--

* 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

