# Local Market Update for February 2026

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

# 92120

## Allied Gardens, Del Cerro

| Detached | February | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 2-2025** | **Thru 2-2026** | **% Change** |
| New Listings | 22 | **21** | - 4.5% | 51 | **39** | - 23.5% |
| Pending Sales | 11 | **24** | + 118.2% | 27 | **42** | + 55.6% |
| Closed Sales | 17 | **17** | 0.0% | 25 | **32** | + 28.0% |
| Median Sales Price* | $1,160,000 | **$1,149,000** | - 0.9% | $1,100,000 | **$1,149,500** | + 4.5% |
| Percent of Original List Price Received* | 100.0% | **97.3%** | - 2.7% | 99.6% | **97.4%** | - 2.2% |
| Days on Market Until Sale | 22 | **58** | + 163.6% | 23 | **58** | + 152.2% |
| Inventory of Homes for Sale | 32 | **17** | - 46.9% | — | **—** | — |
| Months Supply of Inventory | 1.8 | **0.9** | - 50.0% | — | **—** | — |

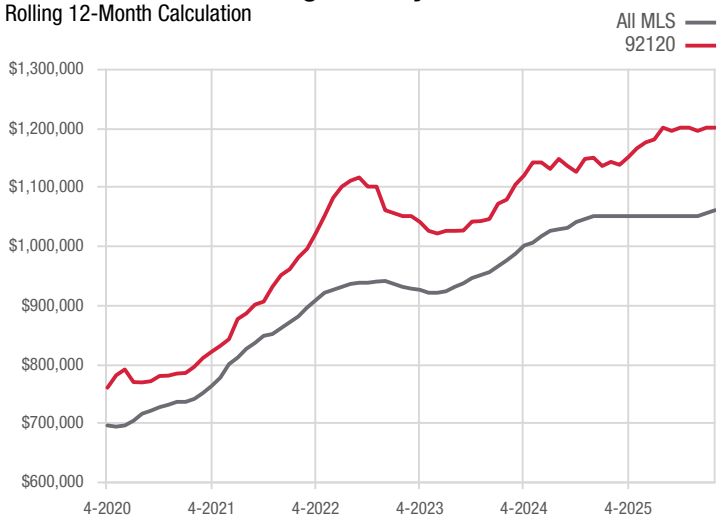
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | February | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 2-2025** | **Thru 2-2026** | **% Change** |
| New Listings | 10 | **10** | 0.0% | 25 | **23** | - 8.0% |
| Pending Sales | 6 | **7** | + 16.7% | 16 | **8** | - 50.0% |
| Closed Sales | 9 | **1** | - 88.9% | 16 | **5** | - 68.8% |
| Median Sales Price* | $607,000 | **$449,000** | - 26.0% | $572,500 | **$490,000** | - 14.4% |
| Percent of Original List Price Received* | 99.6% | **94.5%** | - 5.1% | 97.7% | **98.7%** | + 1.0% |
| Days on Market Until Sale | 47 | **50** | + 6.4% | 39 | **29** | - 25.6% |
| Inventory of Homes for Sale | 19 | **19** | 0.0% | — | **—** | — |
| Months Supply of Inventory | 2.5 | **3.3** | + 32.0% | — | **—** | — |

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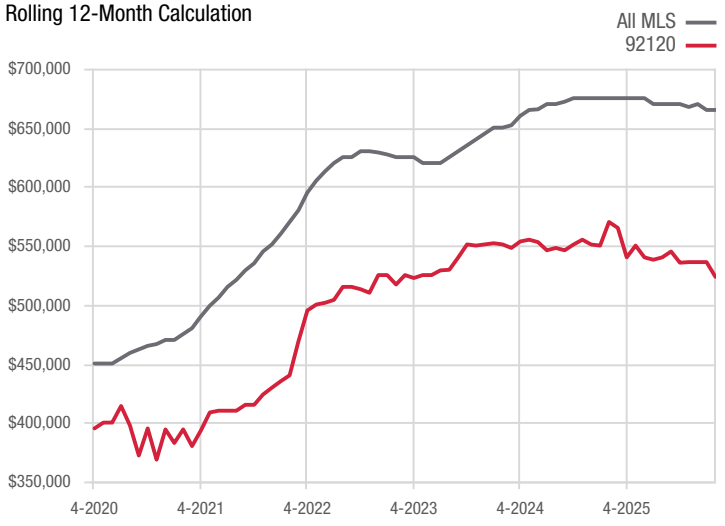
### Median Sales Price - Single Family

Rolling 12-Month Calculation




### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation




SAN DIEGO | MLS

Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.