Local Market Update for August 2026

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

92120

Allied Gardens, Del Cerro

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	34	**35**	+ 2.9%	224	**209**	- 6.7%
Pending Sales	19	**16**	- 15.8%	139	**151**	+ 8.6%
Closed Sales	24	**23**	- 4.2%	132	**153**	+ 15.9%
Median Sales Price*	$1,214,500	**$1,180,000**	- 2.8%	$1,238,500	**$1,180,000**	- 4.7%
Percent of Original List Price Received*	98.9%	**97.2%**	- 1.7%	99.5%	**98.7%**	- 0.8%
Days on Market Until Sale	26	**28**	+ 7.7%	28	**30**	+ 7.1%
Inventory of Homes for Sale	36	**40**	+ 11.1%	—	**—**	—
Months Supply of Inventory	2.1	**2.3**	+ 9.5%	—	**—**	—

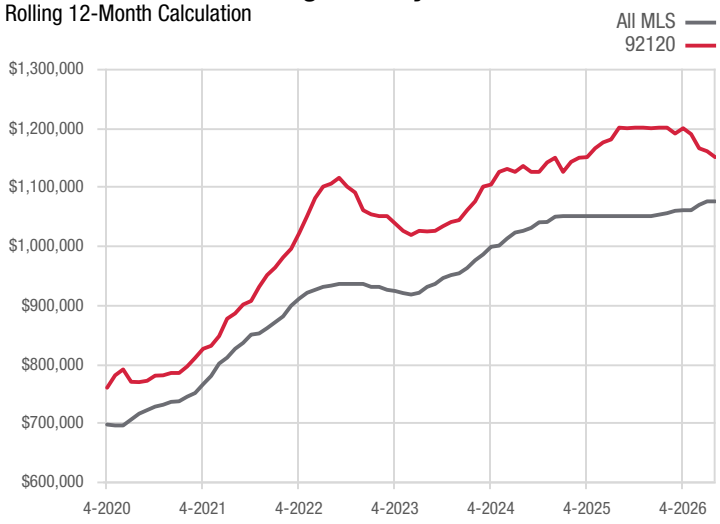
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	13	**20**	+ 53.8%	105	**130**	+ 23.8%
Pending Sales	7	**6**	- 14.3%	55	**51**	- 7.3%
Closed Sales	8	**8**	0.0%	55	**50**	- 9.1%
Median Sales Price*	$582,500	**$442,500**	- 24.0%	$550,000	**$490,000**	- 10.9%
Percent of Original List Price Received*	93.8%	**101.0%**	+ 7.7%	97.7%	**97.4%**	- 0.3%
Days on Market Until Sale	73	**26**	- 64.4%	41	**41**	0.0%
Inventory of Homes for Sale	23	**30**	+ 30.4%	—	**—**	—
Months Supply of Inventory	3.2	**4.8**	+ 50.0%	—	**—**	—

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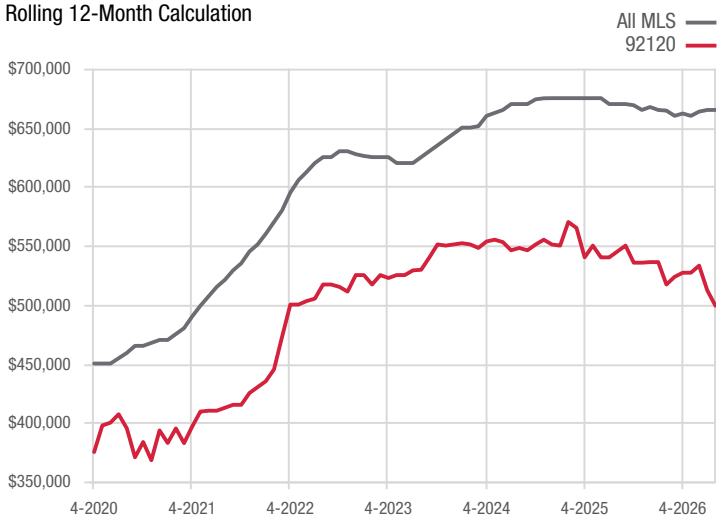
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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