

# Local Market Update for May 2025

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

## 92120

Allied Gardens, Del Cerro

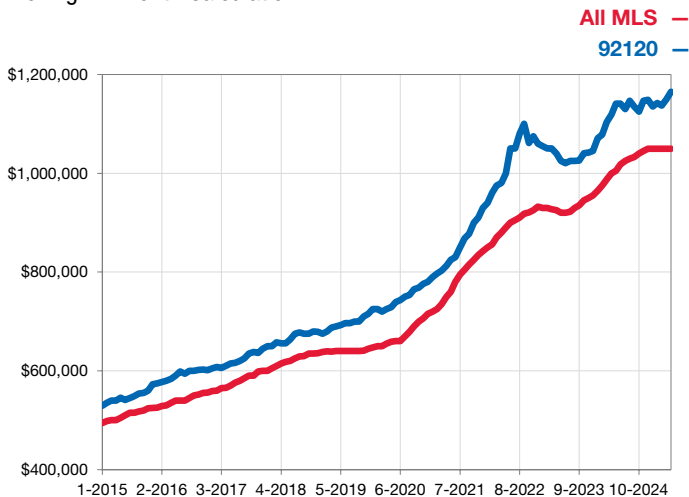
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	31	34	+ 9.7%	131	137	+ 4.6%
Pending Sales	15	16	+ 6.7%	92	83	- 9.8%
Closed Sales	21	12	- 42.9%	88	76	- 13.6%
Median Sales Price*	\$1,150,000	\$1,257,000	+ 9.3%	\$1,150,000	\$1,200,000	+ 4.3%
Percent of Original List Price Received*	105.3%	99.0%	- 6.0%	103.0%	99.7%	- 3.2%
Days on Market Until Sale	16	21	+ 31.3%	19	24	+ 26.3%
Inventory of Homes for Sale	30	39	+ 30.0%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

\* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	15	9	- 40.0%	50	64	+ 28.0%
Pending Sales	13	2	- 84.6%	36	35	- 2.8%
Closed Sales	7	9	+ 28.6%	30	36	+ 20.0%
Median Sales Price*	\$515,000	\$560,000	+ 8.7%	\$669,450	\$550,000	- 17.8%
Percent of Original List Price Received*	101.2%	100.1%	- 1.1%	99.9%	98.4%	- 1.5%
Days on Market Until Sale	15	29	+ 93.3%	19	35	+ 84.2%
Inventory of Homes for Sale	11	23	+ 109.1%	--	--	--
Months Supply of Inventory	1.6	3.3	+ 106.3%	--	--	--

\* 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

