

# Local Market Update for January 2026

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

92120

Allied Gardens, Del Cerro

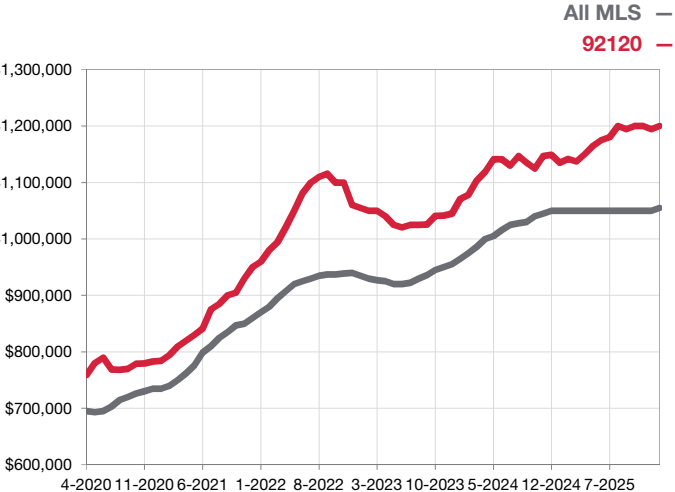
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	29	18	- 37.9%	29	18	- 37.9%
Pending Sales	16	18	+ 12.5%	16	18	+ 12.5%
Closed Sales	8	15	+ 87.5%	8	15	+ 87.5%
Median Sales Price*	\$1,062,000	\$1,150,000	+ 8.3%	\$1,062,000	\$1,150,000	+ 8.3%
Percent of Original List Price Received*	98.7%	97.5%	- 1.2%	98.7%	97.5%	- 1.2%
Days on Market Until Sale	26	59	+ 126.9%	26	59	+ 126.9%
Inventory of Homes for Sale	29	19	- 34.5%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--

\* 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	15	13	- 13.3%	15	13	- 13.3%
Pending Sales	10	2	- 80.0%	10	2	- 80.0%
Closed Sales	7	4	- 42.9%	7	4	- 42.9%
Median Sales Price*	\$550,000	\$638,250	+ 16.0%	\$550,000	\$638,250	+ 16.0%
Percent of Original List Price Received*	95.2%	99.7%	+ 4.7%	95.2%	99.7%	+ 4.7%
Days on Market Until Sale	29	23	- 20.7%	29	23	- 20.7%
Inventory of Homes for Sale	18	23	+ 27.8%	--	--	--
Months Supply of Inventory	2.4	3.9	+ 62.5%	--	--	--

\* 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation

