

Local Market Update for March 2025

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

92019

El Cajon

Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	19	28	+ 47.4%	70	82	+ 17.1%
Pending Sales	20	17	- 15.0%	62	54	- 12.9%
Closed Sales	18	17	- 5.6%	59	53	- 10.2%
Median Sales Price*	\$875,000	\$840,000	- 4.0%	\$860,000	\$849,000	- 1.3%
Percent of Original List Price Received*	96.9%	96.3%	- 0.6%	98.8%	96.8%	- 2.0%
Days on Market Until Sale	41	38	- 7.3%	33	40	+ 21.2%
Inventory of Homes for Sale	21	50	+ 138.1%	--	--	--
Months Supply of Inventory	1.1	2.5	+ 127.3%	--	--	--

* 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.

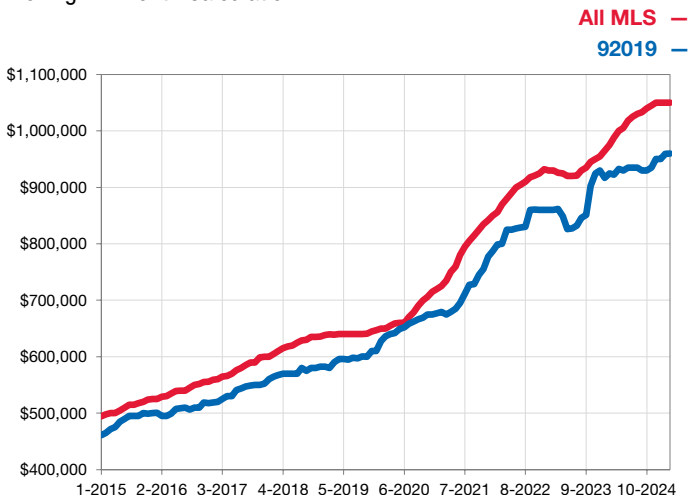
Townhouse-Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	26	15	- 42.3%	52	51	- 1.9%
Pending Sales	16	10	- 37.5%	27	26	- 3.7%
Closed Sales	10	8	- 20.0%	19	20	+ 5.3%
Median Sales Price*	\$530,000	\$520,000	- 1.9%	\$517,000	\$509,000	- 1.5%
Percent of Original List Price Received*	99.8%	100.3%	+ 0.5%	98.5%	99.8%	+ 1.3%
Days on Market Until Sale	19	24	+ 26.3%	19	39	+ 105.3%
Inventory of Homes for Sale	21	25	+ 19.0%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--

* 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

