

Local Market Update for July 2025

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

92019

El Cajon

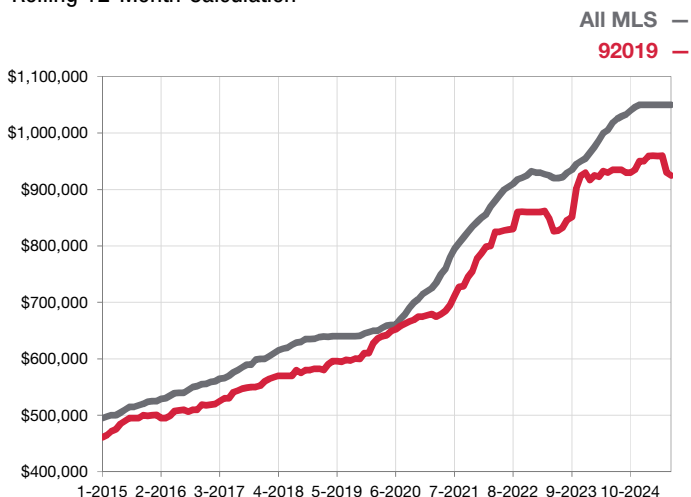
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	28	23	- 17.9%	191	218	+ 14.1%
Pending Sales	21	20	- 4.8%	148	146	- 1.4%
Closed Sales	19	27	+ 42.1%	136	141	+ 3.7%
Median Sales Price*	\$1,015,000	\$867,000	- 14.6%	\$920,000	\$880,000	- 4.3%
Percent of Original List Price Received*	98.5%	99.0%	+ 0.5%	99.3%	97.9%	- 1.4%
Days on Market Until Sale	24	39	+ 62.5%	27	35	+ 29.6%
Inventory of Homes for Sale	37	42	+ 13.5%	--	--	--
Months Supply of Inventory	2.0	2.0	0.0%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	12	19	+ 58.3%	107	140	+ 30.8%
Pending Sales	10	15	+ 50.0%	71	75	+ 5.6%
Closed Sales	12	13	+ 8.3%	69	65	- 5.8%
Median Sales Price*	\$498,500	\$565,000	+ 13.3%	\$541,000	\$520,000	- 3.9%
Percent of Original List Price Received*	97.3%	100.0%	+ 2.8%	99.5%	99.5%	0.0%
Days on Market Until Sale	43	30	- 30.2%	22	33	+ 50.0%
Inventory of Homes for Sale	20	31	+ 55.0%	--	--	--
Months Supply of Inventory	2.4	3.6	+ 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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

