

Local Market Update for February 2025

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

92020

El Cajon

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	30	28	- 6.7%	51	54	+ 5.9%
Pending Sales	23	16	- 30.4%	36	28	- 22.2%
Closed Sales	13	14	+ 7.7%	28	23	- 17.9%
Median Sales Price*	\$765,000	\$1,100,000	+ 43.8%	\$762,500	\$1,115,000	+ 46.2%
Percent of Original List Price Received*	99.2%	100.9%	+ 1.7%	99.0%	99.8%	+ 0.8%
Days on Market Until Sale	28	27	- 3.6%	27	31	+ 14.8%
Inventory of Homes for Sale	27	37	+ 37.0%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

* 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.

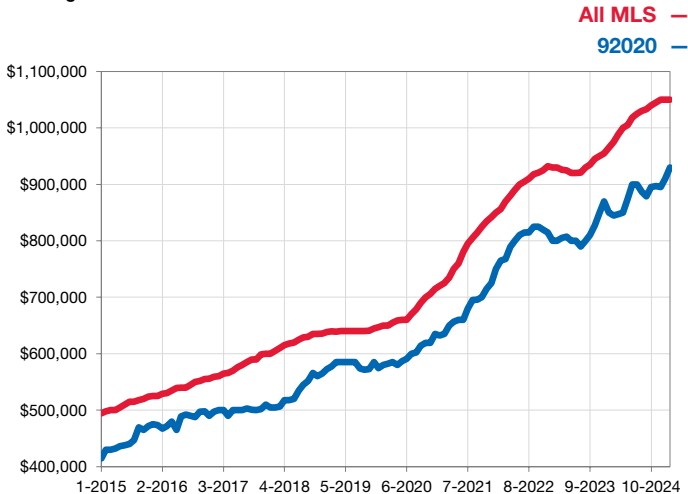
Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	9	10	+ 11.1%	25	22	- 12.0%
Pending Sales	9	6	- 33.3%	16	11	- 31.3%
Closed Sales	10	4	- 60.0%	14	6	- 57.1%
Median Sales Price*	\$448,000	\$426,000	- 4.9%	\$457,000	\$435,000	- 4.8%
Percent of Original List Price Received*	100.2%	99.3%	- 0.9%	100.8%	99.2%	- 1.6%
Days on Market Until Sale	33	21	- 36.4%	31	22	- 29.0%
Inventory of Homes for Sale	25	23	- 8.0%	--	--	--
Months Supply of Inventory	3.2	3.6	+ 12.5%	--	--	--

* 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

