

Local Market Update for March 2025

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

92021

El Cajon

Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	33	36	+ 9.1%	102	95	- 6.9%
Pending Sales	29	23	- 20.7%	79	60	- 24.1%
Closed Sales	24	13	- 45.8%	66	46	- 30.3%
Median Sales Price*	\$840,000	\$800,000	- 4.8%	\$812,500	\$800,000	- 1.5%
Percent of Original List Price Received*	99.2%	101.8%	+ 2.6%	99.3%	100.1%	+ 0.8%
Days on Market Until Sale	27	25	- 7.4%	27	28	+ 3.7%
Inventory of Homes for Sale	33	45	+ 36.4%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--

* 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.

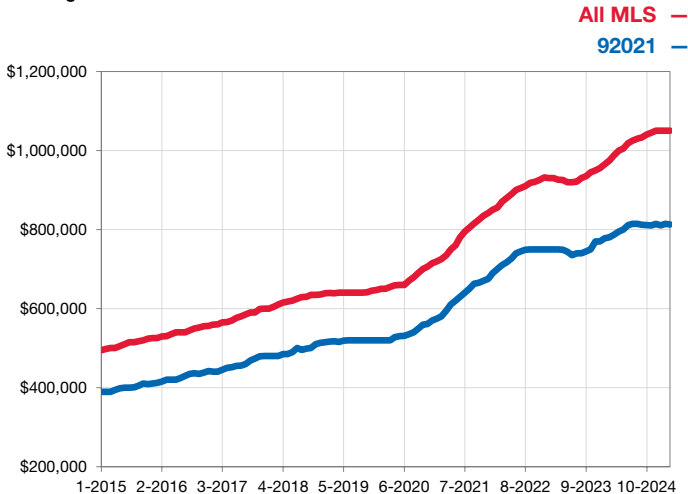
Townhouse-Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	10	17	+ 70.0%	33	37	+ 12.1%
Pending Sales	8	14	+ 75.0%	21	25	+ 19.0%
Closed Sales	9	3	- 66.7%	21	19	- 9.5%
Median Sales Price*	\$510,000	\$530,000	+ 3.9%	\$519,900	\$455,000	- 12.5%
Percent of Original List Price Received*	100.1%	101.0%	+ 0.9%	99.8%	100.3%	+ 0.5%
Days on Market Until Sale	35	10	- 71.4%	38	42	+ 10.5%
Inventory of Homes for Sale	17	20	+ 17.6%	--	--	--
Months Supply of Inventory	2.1	2.6	+ 23.8%	--	--	--

* 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

