

Local Market Update for February 2025

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

92019

El Cajon

Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	19	22	+ 15.8%	51	50	- 2.0%
Pending Sales	14	20	+ 42.9%	42	39	- 7.1%
Closed Sales	23	17	- 26.1%	41	36	- 12.2%
Median Sales Price*	\$850,000	\$880,000	+ 3.5%	\$850,000	\$864,500	+ 1.7%
Percent of Original List Price Received*	98.9%	96.6%	- 2.3%	99.7%	97.0%	- 2.7%
Days on Market Until Sale	31	47	+ 51.6%	29	41	+ 41.4%
Inventory of Homes for Sale	27	36	+ 33.3%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--

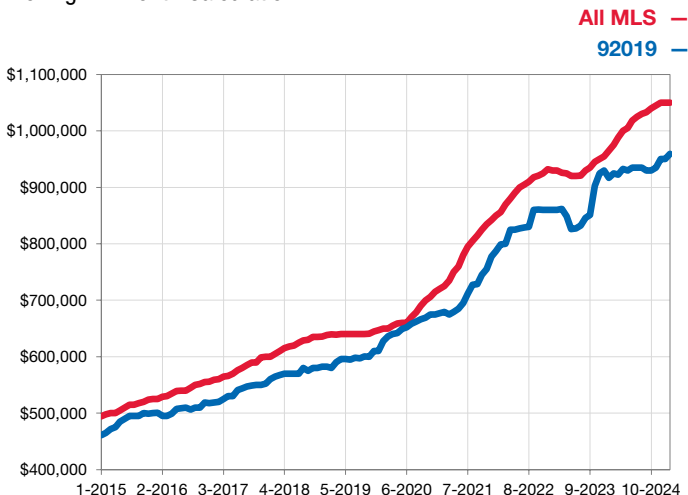
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	17	13	- 23.5%	26	32	+ 23.1%
Pending Sales	7	9	+ 28.6%	11	15	+ 36.4%
Closed Sales	4	10	+ 150.0%	9	11	+ 22.2%
Median Sales Price*	\$451,500	\$497,750	+ 10.2%	\$480,000	\$499,999	+ 4.2%
Percent of Original List Price Received*	95.0%	99.0%	+ 4.2%	97.0%	99.1%	+ 2.2%
Days on Market Until Sale	38	59	+ 55.3%	20	54	+ 170.0%
Inventory of Homes for Sale	17	21	+ 23.5%	--	--	--
Months Supply of Inventory	2.3	2.4	+ 4.3%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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

