

# Local Market Update for September 2025

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

92019

El Cajon

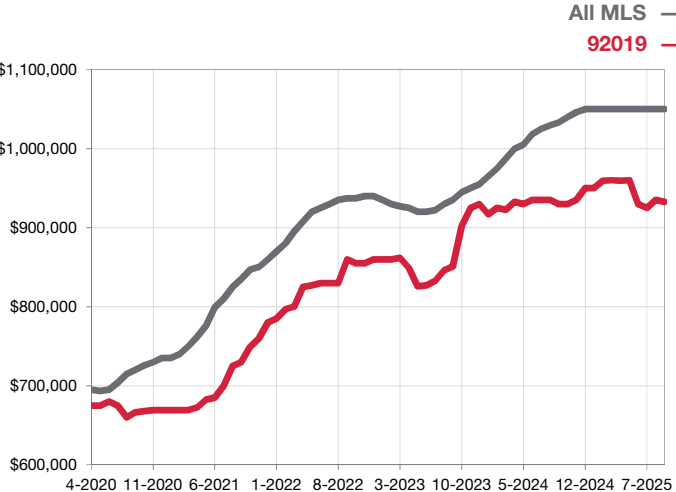
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	25	25	0.0%	216	260	+ 20.4%
Pending Sales	17	21	+ 23.5%	185	183	- 1.1%
Closed Sales	20	15	- 25.0%	180	181	+ 0.6%
Median Sales Price*	\$910,000	\$925,000	+ 1.6%	\$925,000	\$915,000	- 1.1%
Percent of Original List Price Received*	96.9%	96.4%	- 0.5%	99.0%	97.7%	- 1.3%
Days on Market Until Sale	41	29	- 29.3%	28	36	+ 28.6%
Inventory of Homes for Sale	46	31	- 32.6%	--	--	--
Months Supply of Inventory	2.4	1.5	- 37.5%	--	--	--

\* 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.

Attached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	9	19	+ 111.1%	100	178	+ 78.0%
Pending Sales	8	10	+ 25.0%	84	84	0.0%
Closed Sales	3	6	+ 100.0%	80	78	- 2.5%
Median Sales Price*	\$609,900	\$477,500	- 21.7%	\$540,500	\$520,000	- 3.8%
Percent of Original List Price Received*	99.7%	96.5%	- 3.2%	99.5%	99.3%	- 0.2%
Days on Market Until Sale	39	28	- 28.2%	22	34	+ 54.5%
Inventory of Homes for Sale	16	35	+ 118.8%	--	--	--
Months Supply of Inventory	1.9	4.2	+ 121.1%	--	--	--

\* 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

