

Local Market Update for April 2025

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

92019

El Cajon

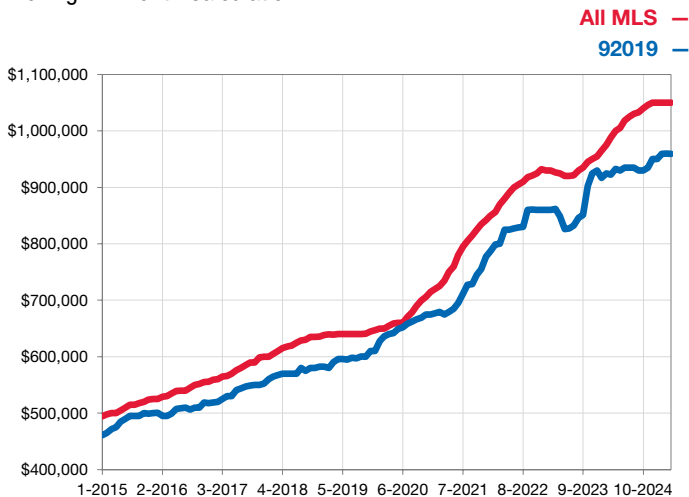
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	27	31	+ 14.8%	97	115	+ 18.6%
Pending Sales	14	22	+ 57.1%	76	75	- 1.3%
Closed Sales	17	20	+ 17.6%	76	73	- 3.9%
Median Sales Price*	\$1,005,000	\$1,002,500	- 0.2%	\$900,000	\$911,000	+ 1.2%
Percent of Original List Price Received*	99.1%	98.5%	- 0.6%	98.9%	97.3%	- 1.6%
Days on Market Until Sale	20	32	+ 60.0%	30	38	+ 26.7%
Inventory of Homes for Sale	28	54	+ 92.9%	--	--	--
Months Supply of Inventory	1.6	2.6	+ 62.5%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	17	17	0.0%	69	68	- 1.4%
Pending Sales	13	13	0.0%	40	40	0.0%
Closed Sales	14	11	- 21.4%	33	31	- 6.1%
Median Sales Price*	\$560,000	\$535,000	- 4.5%	\$535,000	\$515,000	- 3.7%
Percent of Original List Price Received*	101.0%	99.5%	- 1.5%	99.6%	99.7%	+ 0.1%
Days on Market Until Sale	13	25	+ 92.3%	16	34	+ 112.5%
Inventory of Homes for Sale	25	22	- 12.0%	--	--	--
Months Supply of Inventory	2.9	2.6	- 10.3%	--	--	--

* 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

