

# Local Market Update for May 2025

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

## 92020

El Cajon

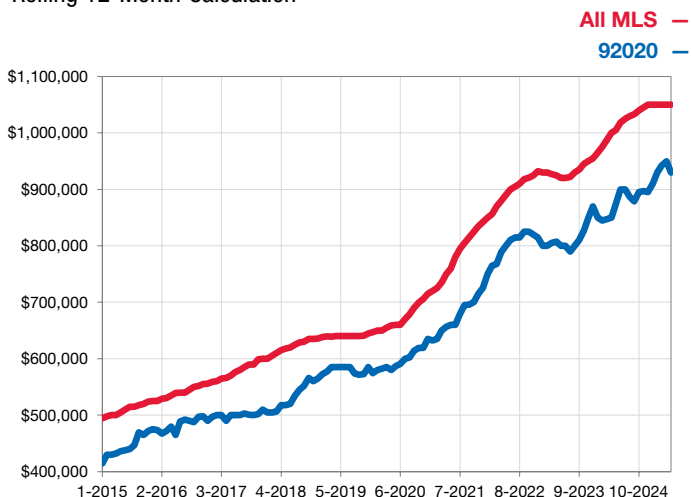
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	31	27	- 12.9%	152	142	- 6.6%
Pending Sales	28	21	- 25.0%	112	87	- 22.3%
Closed Sales	28	22	- 21.4%	101	77	- 23.8%
Median Sales Price*	\$1,045,000	\$937,450	- 10.3%	\$850,000	\$995,000	+ 17.1%
Percent of Original List Price Received*	100.8%	99.4%	- 1.4%	100.0%	99.9%	- 0.1%
Days on Market Until Sale	26	21	- 19.2%	25	30	+ 20.0%
Inventory of Homes for Sale	36	34	- 5.6%	--	--	--
Months Supply of Inventory	1.9	1.9	0.0%	--	--	--

\* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	16	14	- 12.5%	67	69	+ 3.0%
Pending Sales	8	8	0.0%	44	33	- 25.0%
Closed Sales	13	8	- 38.5%	44	25	- 43.2%
Median Sales Price*	\$460,000	\$427,000	- 7.2%	\$460,000	\$440,000	- 4.3%
Percent of Original List Price Received*	101.1%	94.1%	- 6.9%	100.9%	97.2%	- 3.7%
Days on Market Until Sale	31	20	- 35.5%	28	22	- 21.4%
Inventory of Homes for Sale	25	28	+ 12.0%	--	--	--
Months Supply of Inventory	3.1	4.7	+ 51.6%	--	--	--

\* 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

