

Local Market Update for March 2025

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

92020

El Cajon

Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	31	23	- 25.8%	82	80	- 2.4%
Pending Sales	19	18	- 5.3%	55	43	- 21.8%
Closed Sales	24	14	- 41.7%	52	37	- 28.8%
Median Sales Price*	\$925,000	\$985,000	+ 6.5%	\$789,000	\$1,100,000	+ 39.4%
Percent of Original List Price Received*	99.2%	102.4%	+ 3.2%	99.1%	100.8%	+ 1.7%
Days on Market Until Sale	30	24	- 20.0%	28	29	+ 3.6%
Inventory of Homes for Sale	33	40	+ 21.2%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--

* 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.

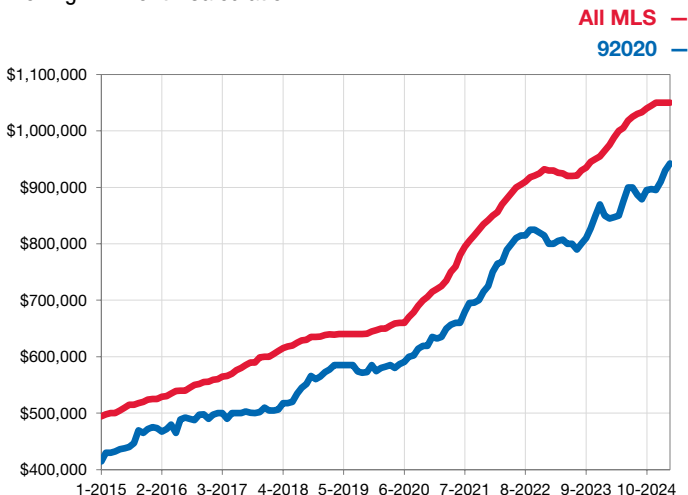
Townhouse-Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	17	11	- 35.3%	42	35	- 16.7%
Pending Sales	9	6	- 33.3%	25	16	- 36.0%
Closed Sales	8	6	- 25.0%	22	11	- 50.0%
Median Sales Price*	\$469,750	\$504,500	+ 7.4%	\$457,000	\$440,000	- 3.7%
Percent of Original List Price Received*	101.4%	99.1%	- 2.3%	101.0%	98.8%	- 2.2%
Days on Market Until Sale	17	11	- 35.3%	26	18	- 30.8%
Inventory of Homes for Sale	24	27	+ 12.5%	--	--	--
Months Supply of Inventory	3.2	4.4	+ 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

