

Local Market Update for December 2025

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

92020

El Cajon

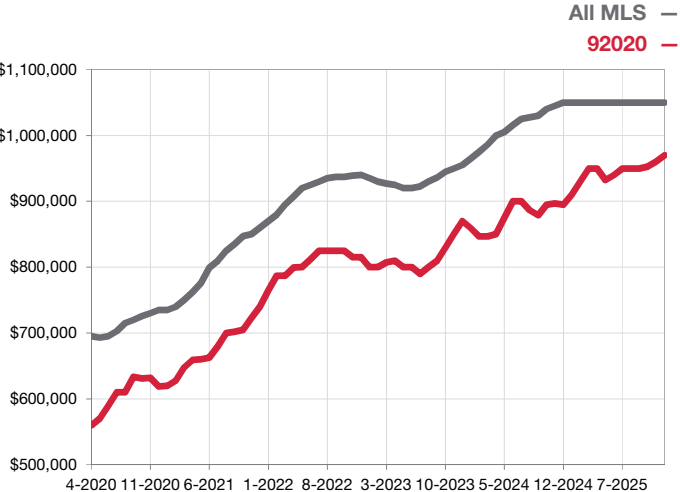
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	10	18	+ 80.0%	313	327	+ 4.5%
Pending Sales	10	22	+ 120.0%	235	218	- 7.2%
Closed Sales	15	25	+ 66.7%	239	212	- 11.3%
Median Sales Price*	\$950,000	\$1,050,000	+ 10.5%	\$895,000	\$970,000	+ 8.4%
Percent of Original List Price Received*	98.0%	98.7%	+ 0.7%	99.3%	98.6%	- 0.7%
Days on Market Until Sale	34	34	0.0%	26	32	+ 23.1%
Inventory of Homes for Sale	23	24	+ 4.3%	--	--	--
Months Supply of Inventory	1.2	1.3	+ 8.3%	--	--	--

* 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.

Attached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	6	12	+ 100.0%	126	157	+ 24.6%
Pending Sales	2	7	+ 250.0%	82	71	- 13.4%
Closed Sales	5	6	+ 20.0%	85	65	- 23.5%
Median Sales Price*	\$445,000	\$440,000	- 1.1%	\$455,000	\$487,000	+ 7.0%
Percent of Original List Price Received*	100.2%	95.6%	- 4.6%	100.1%	98.2%	- 1.9%
Days on Market Until Sale	29	117	+ 303.4%	35	46	+ 31.4%
Inventory of Homes for Sale	22	26	+ 18.2%	--	--	--
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

