

Local Market Update for September 2025

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

92020

El Cajon

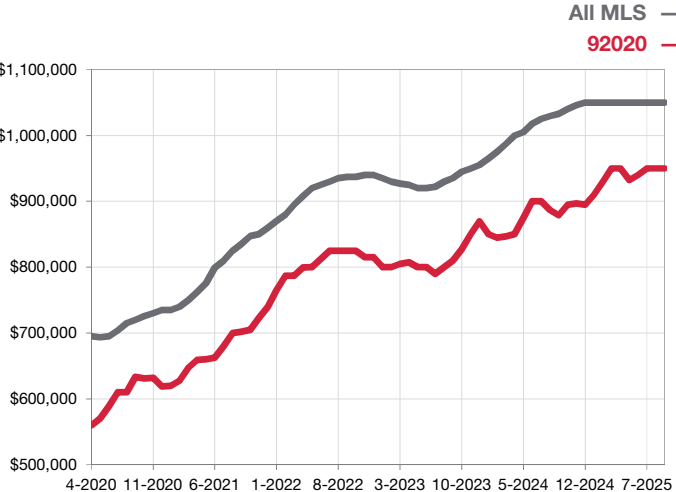
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	19	19	0.0%	218	253	+ 16.1%
Pending Sales	26	24	- 7.7%	190	161	- 15.3%
Closed Sales	18	18	0.0%	175	153	- 12.6%
Median Sales Price*	\$852,000	\$830,000	- 2.6%	\$880,000	\$985,000	+ 11.9%
Percent of Original List Price Received*	99.5%	98.5%	- 1.0%	99.6%	98.6%	- 1.0%
Days on Market Until Sale	14	23	+ 64.3%	25	32	+ 28.0%
Inventory of Homes for Sale	32	29	- 9.4%	--	--	--
Months Supply of Inventory	1.6	1.7	+ 6.3%	--	--	--

* 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	11	11	0.0%	84	114	+ 35.7%
Pending Sales	7	7	0.0%	70	54	- 22.9%
Closed Sales	7	2	- 71.4%	70	48	- 31.4%
Median Sales Price*	\$449,000	\$569,500	+ 26.8%	\$452,000	\$495,000	+ 9.5%
Percent of Original List Price Received*	100.0%	104.1%	+ 4.1%	100.2%	98.7%	- 1.5%
Days on Market Until Sale	35	13	- 62.9%	33	40	+ 21.2%
Inventory of Homes for Sale	17	27	+ 58.8%	--	--	--
Months Supply of Inventory	2.3	4.9	+ 113.0%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

