

# Local Market Update for November 2025

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

92020

El Cajon

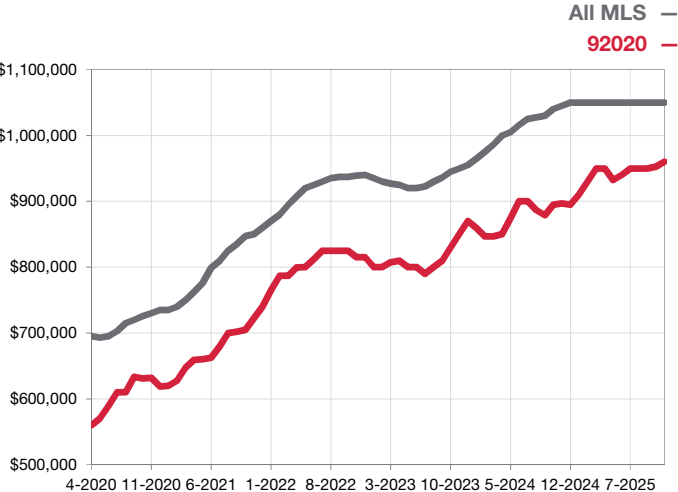
Detached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	24	24	0.0%	303	308	+ 1.7%
Pending Sales	16	18	+ 12.5%	225	195	- 13.3%
Closed Sales	21	19	- 9.5%	224	187	- 16.5%
Median Sales Price*	\$865,000	\$915,000	+ 5.8%	\$886,500	\$965,000	+ 8.9%
Percent of Original List Price Received*	98.8%	98.6%	- 0.2%	99.4%	98.5%	- 0.9%
Days on Market Until Sale	36	35	- 2.8%	26	32	+ 23.1%
Inventory of Homes for Sale	32	35	+ 9.4%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

\* 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	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	9	12	+ 33.3%	120	144	+ 20.0%
Pending Sales	6	5	- 16.7%	80	64	- 20.0%
Closed Sales	5	4	- 20.0%	80	58	- 27.5%
Median Sales Price*	\$490,000	\$570,495	+ 16.4%	\$457,500	\$491,000	+ 7.3%
Percent of Original List Price Received*	97.6%	96.0%	- 1.6%	100.1%	98.4%	- 1.7%
Days on Market Until Sale	81	52	- 35.8%	36	39	+ 8.3%
Inventory of Homes for Sale	21	29	+ 38.1%	--	--	--
Months Supply of Inventory	2.9	5.3	+ 82.8%	--	--	--

\* 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

