

Local Market Update for May 2025

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

92021

El Cajon

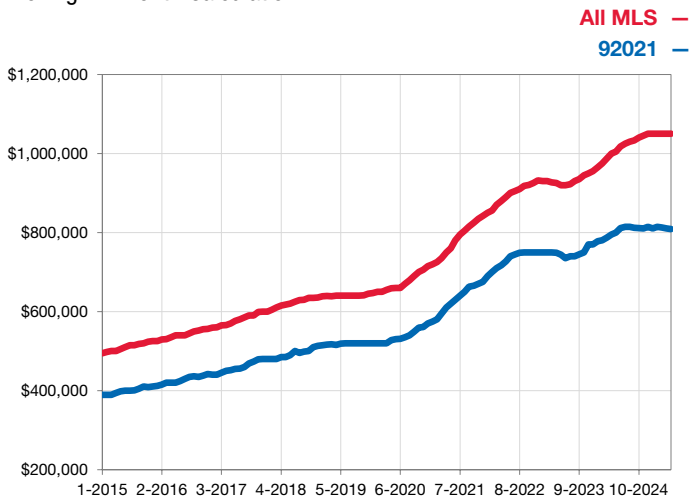
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	43	29	- 32.6%	176	170	- 3.4%
Pending Sales	21	24	+ 14.3%	121	113	- 6.6%
Closed Sales	23	24	+ 4.3%	121	98	- 19.0%
Median Sales Price*	\$820,000	\$802,500	- 2.1%	\$825,000	\$800,000	- 3.0%
Percent of Original List Price Received*	99.9%	97.5%	- 2.4%	99.8%	99.2%	- 0.6%
Days on Market Until Sale	25	41	+ 64.0%	25	29	+ 16.0%
Inventory of Homes for Sale	47	44	- 6.4%	--	--	--
Months Supply of Inventory	2.1	1.8	- 14.3%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	16	11	- 31.3%	58	68	+ 17.2%
Pending Sales	4	6	+ 50.0%	35	40	+ 14.3%
Closed Sales	8	10	+ 25.0%	33	41	+ 24.2%
Median Sales Price*	\$546,500	\$445,000	- 18.6%	\$520,000	\$440,000	- 15.4%
Percent of Original List Price Received*	101.1%	98.4%	- 2.7%	99.8%	99.3%	- 0.5%
Days on Market Until Sale	21	32	+ 52.4%	34	36	+ 5.9%
Inventory of Homes for Sale	22	30	+ 36.4%	--	--	--
Months Supply of Inventory	3.3	3.9	+ 18.2%	--	--	--

* 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

