

Local Market Update for November 2025

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

92021

El Cajon

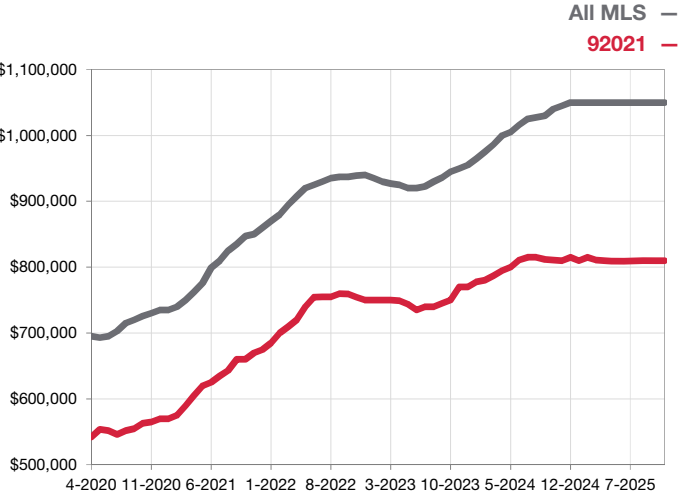
Detached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	17	17	0.0%	357	349	- 2.2%
Pending Sales	21	16	- 23.8%	278	246	- 11.5%
Closed Sales	20	16	- 20.0%	273	238	- 12.8%
Median Sales Price*	\$817,500	\$847,450	+ 3.7%	\$815,000	\$810,000	- 0.6%
Percent of Original List Price Received*	101.4%	99.5%	- 1.9%	100.2%	98.9%	- 1.3%
Days on Market Until Sale	17	29	+ 70.6%	24	31	+ 29.2%
Inventory of Homes for Sale	39	36	- 7.7%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--

* 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	12	6	- 50.0%	124	152	+ 22.6%
Pending Sales	8	5	- 37.5%	78	85	+ 9.0%
Closed Sales	5	6	+ 20.0%	73	83	+ 13.7%
Median Sales Price*	\$655,000	\$472,500	- 27.9%	\$516,000	\$440,000	- 14.7%
Percent of Original List Price Received*	95.1%	100.3%	+ 5.5%	99.4%	98.9%	- 0.5%
Days on Market Until Sale	22	42	+ 90.9%	30	45	+ 50.0%
Inventory of Homes for Sale	28	28	0.0%	--	--	--
Months Supply of Inventory	4.2	3.5	- 16.7%	--	--	--

* 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

