

Local Market Update for September 2025

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

92021

El Cajon

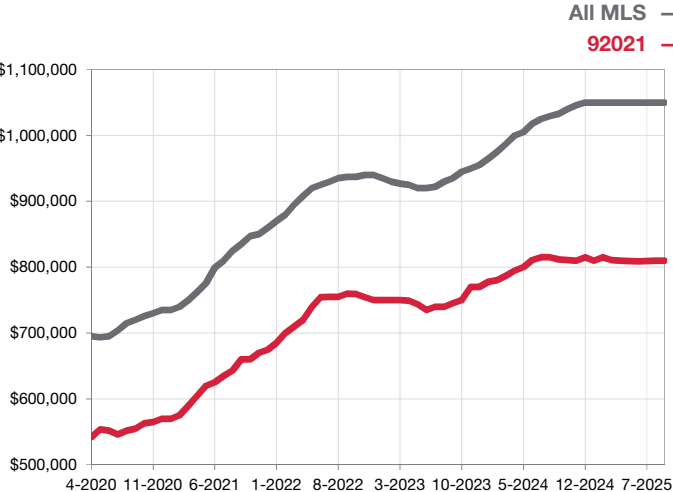
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	26	26	0.0%	260	305	+ 17.3%
Pending Sales	22	20	- 9.1%	236	212	- 10.2%
Closed Sales	23	28	+ 21.7%	224	200	- 10.7%
Median Sales Price*	\$789,000	\$805,000	+ 2.0%	\$817,500	\$809,750	- 0.9%
Percent of Original List Price Received*	100.3%	98.4%	- 1.9%	100.0%	99.0%	- 1.0%
Days on Market Until Sale	27	29	+ 7.4%	24	30	+ 25.0%
Inventory of Homes for Sale	34	38	+ 11.8%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

* 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	5	14	+ 180.0%	75	128	+ 70.7%
Pending Sales	6	6	0.0%	66	72	+ 9.1%
Closed Sales	9	6	- 33.3%	67	67	0.0%
Median Sales Price*	\$515,000	\$505,500	- 1.8%	\$515,000	\$440,000	- 14.6%
Percent of Original List Price Received*	99.6%	99.1%	- 0.5%	99.8%	98.7%	- 1.1%
Days on Market Until Sale	37	48	+ 29.7%	31	44	+ 41.9%
Inventory of Homes for Sale	13	27	+ 107.7%	--	--	--
Months Supply of Inventory	1.9	3.4	+ 78.9%	--	--	--

* 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

