

Local Market Update for July 2025

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

92021

El Cajon

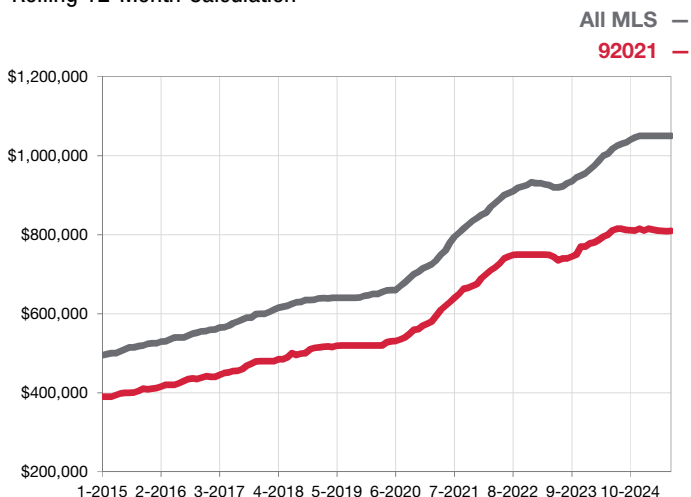
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	29	38	+ 31.0%	248	250	+ 0.8%
Pending Sales	29	23	- 20.7%	187	162	- 13.4%
Closed Sales	35	24	- 31.4%	172	146	- 15.1%
Median Sales Price*	\$815,000	\$827,500	+ 1.5%	\$825,000	\$806,000	- 2.3%
Percent of Original List Price Received*	102.2%	98.6%	- 3.5%	100.1%	99.3%	- 0.8%
Days on Market Until Sale	18	34	+ 88.9%	24	29	+ 20.8%
Inventory of Homes for Sale	43	50	+ 16.3%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

* 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.

Attached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	15	10	- 33.3%	82	100	+ 22.0%
Pending Sales	10	9	- 10.0%	54	57	+ 5.6%
Closed Sales	7	7	0.0%	47	53	+ 12.8%
Median Sales Price*	\$442,000	\$415,000	- 6.1%	\$520,000	\$437,000	- 16.0%
Percent of Original List Price Received*	99.5%	98.0%	- 1.5%	99.7%	99.0%	- 0.7%
Days on Market Until Sale	25	79	+ 216.0%	31	43	+ 38.7%
Inventory of Homes for Sale	22	27	+ 22.7%	--	--	--
Months Supply of Inventory	3.1	3.6	+ 16.1%	--	--	--

* 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

