

Local Market Update for April 2025

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

92021

El Cajon

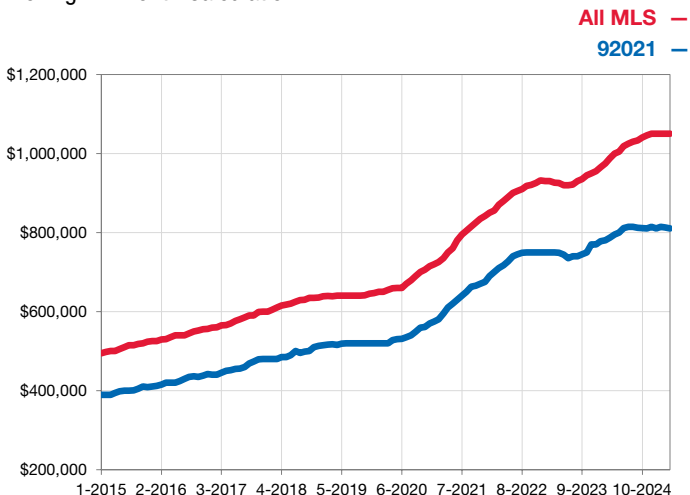
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	31	40	+ 29.0%	133	138	+ 3.8%
Pending Sales	21	30	+ 42.9%	100	88	- 12.0%
Closed Sales	32	28	- 12.5%	98	74	- 24.5%
Median Sales Price*	\$857,500	\$800,000	- 6.7%	\$825,000	\$800,000	- 3.0%
Percent of Original List Price Received*	100.7%	99.2%	- 1.5%	99.8%	99.7%	- 0.1%
Days on Market Until Sale	22	19	- 13.6%	25	25	0.0%
Inventory of Homes for Sale	37	46	+ 24.3%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

* 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.

Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	9	13	+ 44.4%	42	53	+ 26.2%
Pending Sales	10	10	0.0%	31	35	+ 12.9%
Closed Sales	4	10	+ 150.0%	25	29	+ 16.0%
Median Sales Price*	\$496,250	\$420,000	- 15.4%	\$515,000	\$435,000	- 15.5%
Percent of Original List Price Received*	96.9%	97.9%	+ 1.0%	99.4%	99.5%	+ 0.1%
Days on Market Until Sale	41	26	- 36.6%	39	36	- 7.7%
Inventory of Homes for Sale	14	23	+ 64.3%	--	--	--
Months Supply of Inventory	1.8	3.0	+ 66.7%	--	--	--

* 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

