

Local Market Update for December 2025

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

92019

El Cajon

Detached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	4	4	0.0%	318	291	- 8.5%
Pending Sales	15	19	+ 26.7%	250	239	- 4.4%
Closed Sales	26	19	- 26.9%	245	236	- 3.7%
Median Sales Price*	\$1,002,000	\$800,000	- 20.2%	\$950,000	\$913,000	- 3.9%
Percent of Original List Price Received*	96.2%	97.9%	+ 1.8%	98.5%	97.8%	- 0.7%
Days on Market Until Sale	37	54	+ 45.9%	28	37	+ 32.1%
Inventory of Homes for Sale	43	11	- 74.4%	--	--	--
Months Supply of Inventory	2.1	0.6	- 71.4%	--	--	--

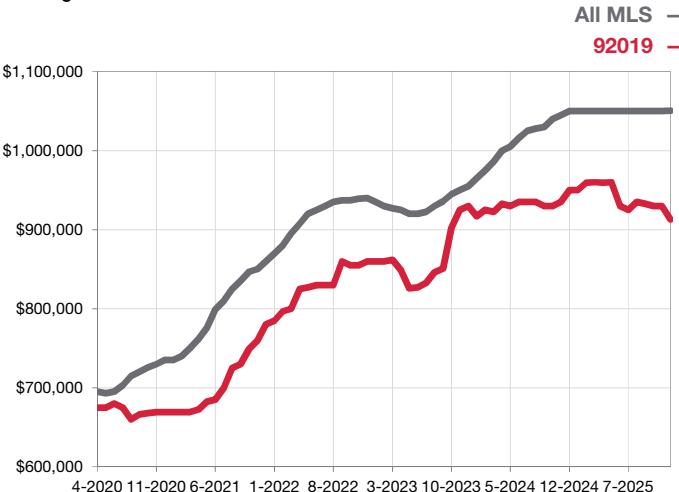
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	3	2	- 33.3%	145	192	+ 32.4%
Pending Sales	1	11	+ 1000.0%	100	116	+ 16.0%
Closed Sales	5	9	+ 80.0%	102	106	+ 3.9%
Median Sales Price*	\$530,000	\$575,000	+ 8.5%	\$540,500	\$520,000	- 3.8%
Percent of Original List Price Received*	97.2%	95.3%	- 2.0%	99.5%	98.7%	- 0.8%
Days on Market Until Sale	21	34	+ 61.9%	22	35	+ 59.1%
Inventory of Homes for Sale	13	14	+ 7.7%	--	--	--
Months Supply of Inventory	1.6	1.4	- 12.5%	--	--	--

* 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

