

Local Market Update for December 2025

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

92020

El Cajon

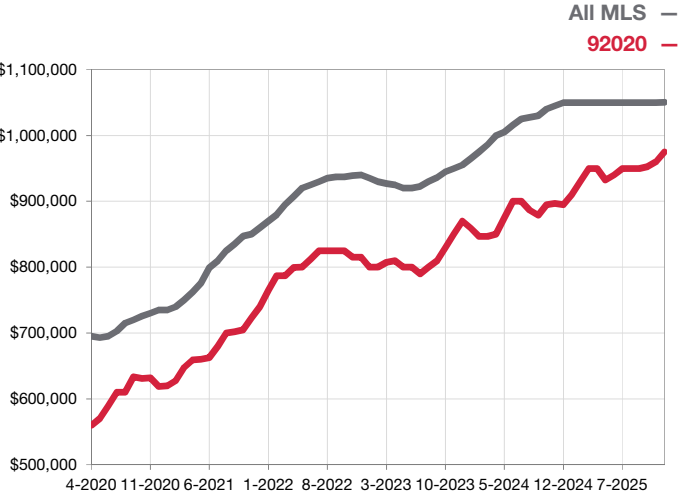
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	6	6	0.0%	312	285	- 8.7%
Pending Sales	10	23	+ 130.0%	235	219	- 6.8%
Closed Sales	15	24	+ 60.0%	239	211	- 11.7%
Median Sales Price*	\$950,000	\$1,060,000	+ 11.6%	\$895,000	\$975,000	+ 8.9%
Percent of Original List Price Received*	98.0%	98.9%	+ 0.9%	99.3%	98.6%	- 0.7%
Days on Market Until Sale	34	34	0.0%	26	32	+ 23.1%
Inventory of Homes for Sale	23	9	- 60.9%	--	--	--
Months Supply of Inventory	1.2	0.5	- 58.3%	--	--	--

* 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		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	6	6	0.0%	125	131	+ 4.8%
Pending Sales	2	7	+ 250.0%	82	71	- 13.4%
Closed Sales	5	6	+ 20.0%	85	65	- 23.5%
Median Sales Price*	\$445,000	\$440,000	- 1.1%	\$455,000	\$487,000	+ 7.0%
Percent of Original List Price Received*	100.2%	95.6%	- 4.6%	100.1%	98.2%	- 1.9%
Days on Market Until Sale	29	117	+ 303.4%	35	46	+ 31.4%
Inventory of Homes for Sale	21	15	- 28.6%	--	--	--
Months Supply of Inventory	3.1	2.5	- 19.4%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

