

Local Market Update for December 2025

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

92021

El Cajon

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		3	3	0.0%	377	325	- 13.8%
Pending Sales		17	14	- 17.6%	295	258	- 12.5%
Closed Sales		27	13	- 51.9%	300	251	- 16.3%
Median Sales Price*		\$810,000	\$875,000	+ 8.0%	\$815,000	\$810,000	- 0.6%
Percent of Original List Price Received*		99.6%	98.9%	- 0.7%	100.1%	98.9%	- 1.2%
Days on Market Until Sale		32	26	- 18.8%	25	30	+ 20.0%
Inventory of Homes for Sale		32	11	- 65.6%	--	--	--
Months Supply of Inventory		1.3	0.5	- 61.5%	--	--	--

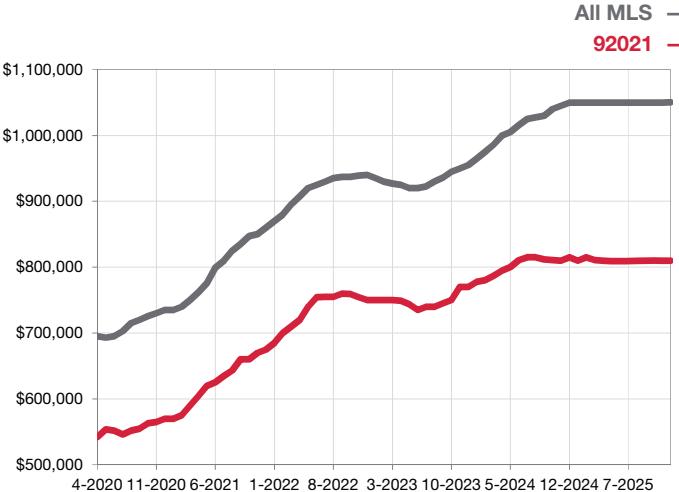
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		3	5	+ 66.7%	127	137	+ 7.9%
Pending Sales		10	4	- 60.0%	88	89	+ 1.1%
Closed Sales		11	6	- 45.5%	84	89	+ 6.0%
Median Sales Price*		\$520,000	\$435,000	- 16.3%	\$517,500	\$440,000	- 15.0%
Percent of Original List Price Received*		97.5%	98.3%	+ 0.8%	99.2%	98.8%	- 0.4%
Days on Market Until Sale		24	50	+ 108.3%	29	45	+ 55.2%
Inventory of Homes for Sale		16	17	+ 6.3%	--	--	--
Months Supply of Inventory		2.2	2.3	+ 4.5%	--	--	--

* 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

