

Local Market Update for December 2025

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

92019

El Cajon

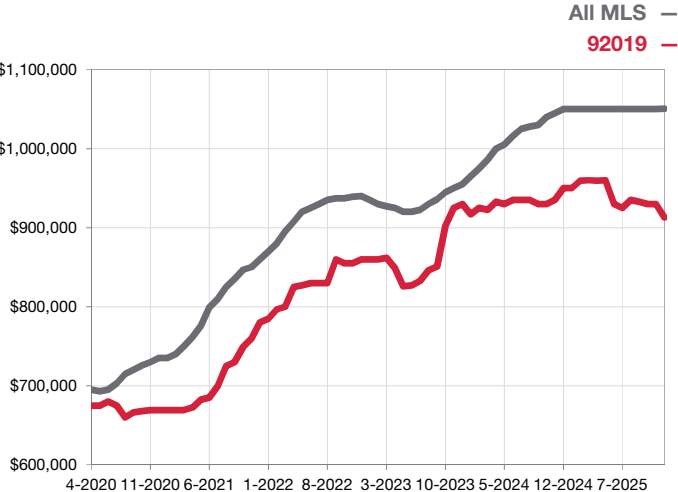
| Detached | December | | | Year to Date | | |
|--|-------------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 12-2024 | Thru 12-2025 | Percent Change |
| New Listings | 4 | 4 | 0.0% | 318 | 291 | - 8.5% |
| Pending Sales | 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.

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|--|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 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

