

Local Market Update for June 2026

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

92019

El Cajon

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	28	20	- 28.6%	192	152	- 20.8%
Pending Sales	25	20	- 20.0%	121	120	- 0.8%
Closed Sales	22	21	- 4.5%	112	117	+ 4.5%
Median Sales Price*	\$872,500	\$1,060,000	+ 21.5%	\$892,500	\$1,025,000	+ 14.8%
Percent of Original List Price Received*	99.1%	98.2%	- 0.9%	97.7%	98.9%	+ 1.2%
Days on Market Until Sale	25	27	+ 8.0%	36	31	- 13.9%
Inventory of Homes for Sale	51	33	- 35.3%	—	—	—
Months Supply of Inventory	2.5	1.7	- 32.0%	—	—	—

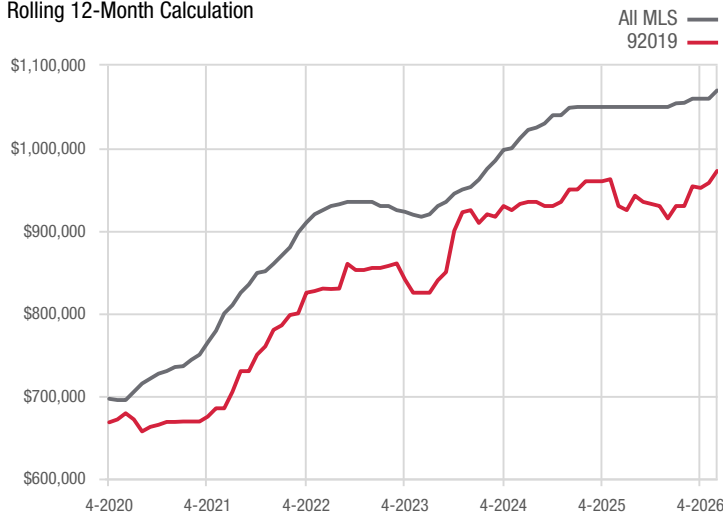
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	31	16	- 48.4%	122	96	- 21.3%
Pending Sales	13	9	- 30.8%	57	56	- 1.8%
Closed Sales	8	11	+ 37.5%	50	60	+ 20.0%
Median Sales Price*	\$546,000	\$490,000	- 10.3%	\$515,000	\$527,500	+ 2.4%
Percent of Original List Price Received*	99.5%	98.6%	- 0.9%	99.3%	97.8%	- 1.5%
Days on Market Until Sale	30	46	+ 53.3%	34	52	+ 52.9%
Inventory of Homes for Sale	36	36	0.0%	—	—	—
Months Supply of Inventory	4.5	3.8	- 15.6%	—	—	—

* 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

