

Local Market Update for March 2026

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

92020

El Cajon

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	23	35	+ 52.2%	79	88	+ 11.4%
Pending Sales	15	23	+ 53.3%	38	53	+ 39.5%
Closed Sales	13	20	+ 53.8%	35	47	+ 34.3%
Median Sales Price*	\$985,000	\$1,055,000	+ 7.1%	\$1,100,000	\$1,038,000	- 5.6%
Percent of Original List Price Received*	102.6%	100.0%	- 2.5%	100.9%	99.7%	- 1.2%
Days on Market Until Sale	26	23	- 11.5%	30	27	- 10.0%
Inventory of Homes for Sale	43	43	0.0%	—	—	—
Months Supply of Inventory	2.4	2.2	- 8.3%	—	—	—

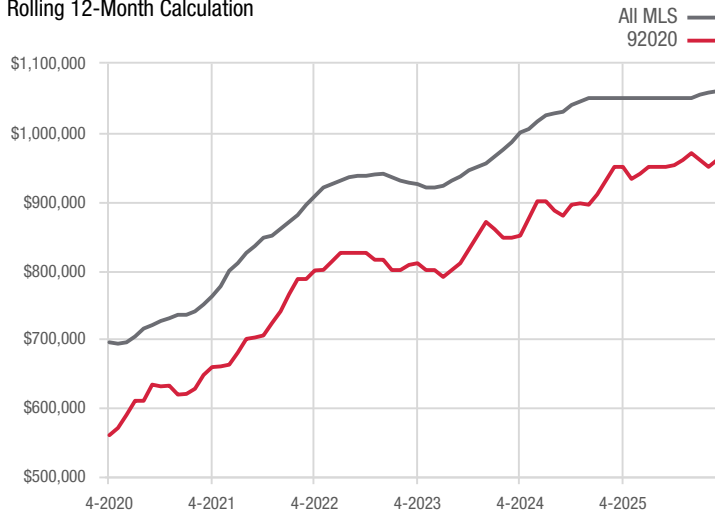
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	11	13	+ 18.2%	35	45	+ 28.6%
Pending Sales	4	15	+ 275.0%	13	33	+ 153.8%
Closed Sales	6	10	+ 66.7%	11	22	+ 100.0%
Median Sales Price*	\$504,500	\$428,000	- 15.2%	\$440,000	\$457,500	+ 4.0%
Percent of Original List Price Received*	99.3%	97.0%	- 2.3%	98.9%	97.2%	- 1.7%
Days on Market Until Sale	13	65	+ 400.0%	19	52	+ 173.7%
Inventory of Homes for Sale	31	27	- 12.9%	—	—	—
Months Supply of Inventory	5.3	3.6	- 32.1%	—	—	—

* 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

