

# Local Market Update for June 2026

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

## 92020

El Cajon

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
<b>Key Metrics</b>						
New Listings	20	<b>32</b>	+ 60.0%	170	<b>195</b>	+ 14.7%
Pending Sales	20	<b>25</b>	+ 25.0%	101	<b>116</b>	+ 14.9%
Closed Sales	20	<b>24</b>	+ 20.0%	93	<b>107</b>	+ 15.1%
Median Sales Price*	\$901,250	<b>\$857,000</b>	- 4.9%	\$985,000	<b>\$985,000</b>	0.0%
Percent of Original List Price Received*	98.8%	<b>100.2%</b>	+ 1.4%	99.7%	<b>99.8%</b>	+ 0.1%
Days on Market Until Sale	41	<b>21</b>	- 48.8%	33	<b>26</b>	- 21.2%
Inventory of Homes for Sale	39	<b>51</b>	+ 30.8%	—	—	—
Months Supply of Inventory	2.3	<b>2.7</b>	+ 17.4%	—	—	—

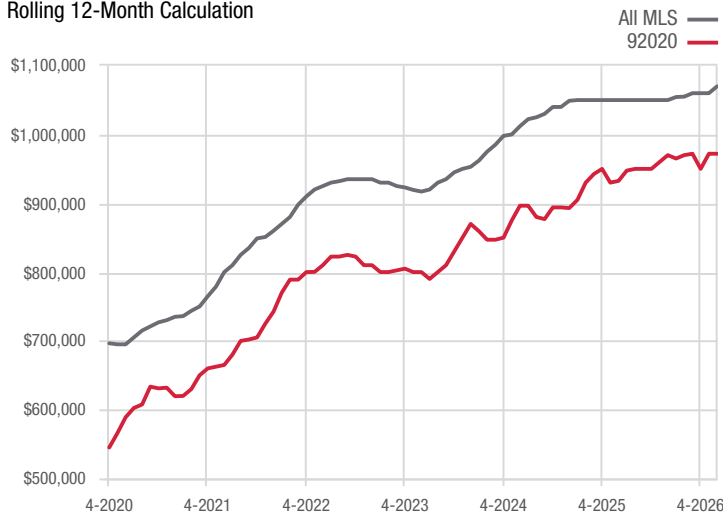
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
<b>Key Metrics</b>						
New Listings	11	<b>11</b>	0.0%	80	<b>100</b>	+ 25.0%
Pending Sales	5	<b>3</b>	- 40.0%	39	<b>50</b>	+ 28.2%
Closed Sales	8	<b>3</b>	- 62.5%	35	<b>48</b>	+ 37.1%
Median Sales Price*	\$530,000	<b>\$387,000</b>	- 27.0%	\$455,000	<b>\$457,500</b>	+ 0.5%
Percent of Original List Price Received*	99.8%	<b>98.8%</b>	- 1.0%	97.9%	<b>97.6%</b>	- 0.3%
Days on Market Until Sale	54	<b>54</b>	0.0%	31	<b>47</b>	+ 51.6%
Inventory of Homes for Sale	27	<b>42</b>	+ 55.6%	—	—	—
Months Supply of Inventory	4.8	<b>6.2</b>	+ 29.2%	—	—	—

\* 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

