

Local Market Update for June 2026

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

92021

El Cajon

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	36	21	- 41.7%	210	153	- 27.1%
Pending Sales	25	21	- 16.0%	134	125	- 6.7%
Closed Sales	23	25	+ 8.7%	120	116	- 3.3%
Median Sales Price*	\$830,000	\$797,500	- 3.9%	\$800,000	\$805,000	+ 0.6%
Percent of Original List Price Received*	100.2%	100.6%	+ 0.4%	99.4%	99.7%	+ 0.3%
Days on Market Until Sale	31	46	+ 48.4%	28	44	+ 57.1%
Inventory of Homes for Sale	51	31	- 39.2%	—	—	—
Months Supply of Inventory	2.3	1.5	- 34.8%	—	—	—

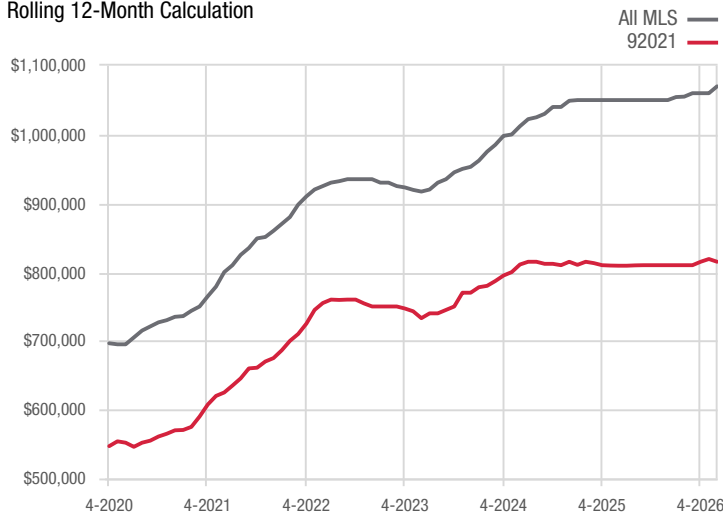
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	18	16	- 11.1%	89	106	+ 19.1%
Pending Sales	8	6	- 25.0%	48	50	+ 4.2%
Closed Sales	4	5	+ 25.0%	46	48	+ 4.3%
Median Sales Price*	\$445,000	\$415,000	- 6.7%	\$445,000	\$481,200	+ 8.1%
Percent of Original List Price Received*	103.6%	100.4%	- 3.1%	99.2%	98.6%	- 0.6%
Days on Market Until Sale	20	30	+ 50.0%	38	45	+ 18.4%
Inventory of Homes for Sale	33	38	+ 15.2%	—	—	—
Months Supply of Inventory	4.3	4.8	+ 11.6%	—	—	—

* 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

