Local Market Update for February 2026

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

92019

El Cajon

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	25	**22**	- 12.0%	52	**44**	- 15.4%
Pending Sales	16	**18**	+ 12.5%	35	**37**	+ 5.7%
Closed Sales	17	**17**	0.0%	37	**32**	- 13.5%
Median Sales Price*	$880,000	**$975,000**	+ 10.8%	$849,000	**$1,055,000**	+ 24.3%
Percent of Original List Price Received*	96.6%	**96.1%**	- 0.5%	96.9%	**98.4%**	+ 1.5%
Days on Market Until Sale	47	**51**	+ 8.5%	41	**42**	+ 2.4%
Inventory of Homes for Sale	45	**26**	- 42.2%	—	—	—
Months Supply of Inventory	2.2	**1.3**	- 40.9%	—	—	—

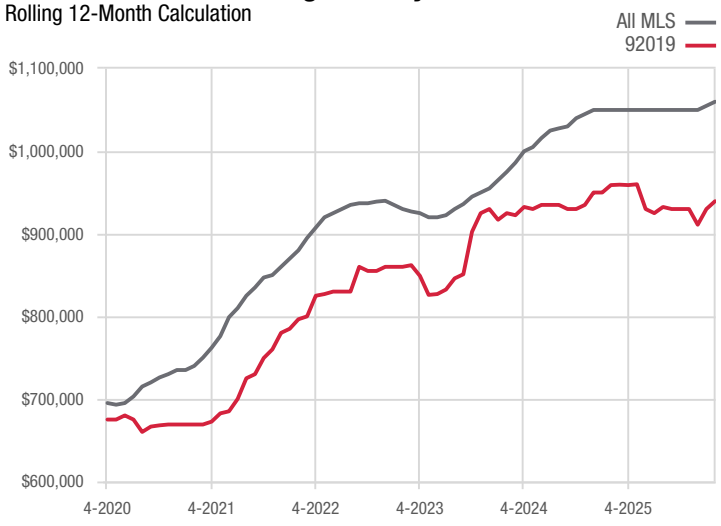
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	14	**11**	- 21.4%	35	**29**	- 17.1%
Pending Sales	8	**11**	+ 37.5%	15	**28**	+ 86.7%
Closed Sales	11	**12**	+ 9.1%	12	**21**	+ 75.0%
Median Sales Price*	$499,999	**$595,000**	+ 19.0%	$500,000	**$537,500**	+ 7.5%
Percent of Original List Price Received*	99.4%	**100.2%**	+ 0.8%	99.4%	**98.2%**	- 1.2%
Days on Market Until Sale	53	**64**	+ 20.8%	50	**57**	+ 14.0%
Inventory of Homes for Sale	25	**25**	0.0%	—	—	—
Months Supply of Inventory	2.9	**2.3**	- 20.7%	—	—	—

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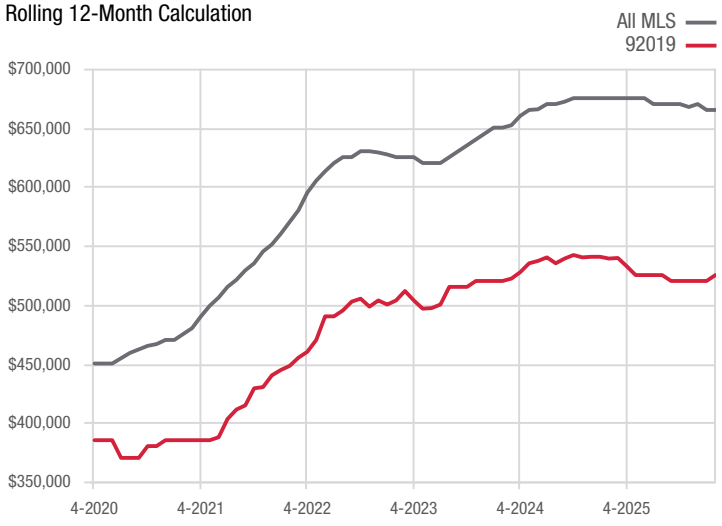
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.