Local Market Update for February 2026

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

92020

El Cajon

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	29	**30**	+ 3.4%	56	**49**	- 12.5%
Pending Sales	11	**23**	+ 109.1%	23	**30**	+ 30.4%
Closed Sales	13	**13**	0.0%	22	**26**	+ 18.2%
Median Sales Price*	$1,100,000	**$910,000**	- 17.3%	$1,122,500	**$1,007,500**	- 10.2%
Percent of Original List Price Received*	101.0%	**100.9%**	- 0.1%	99.8%	**99.3%**	- 0.5%
Days on Market Until Sale	29	**22**	- 24.1%	33	**24**	- 27.3%
Inventory of Homes for Sale	44	**31**	- 29.5%	—	**—**	—
Months Supply of Inventory	2.4	**1.7**	- 29.2%	—	**—**	—

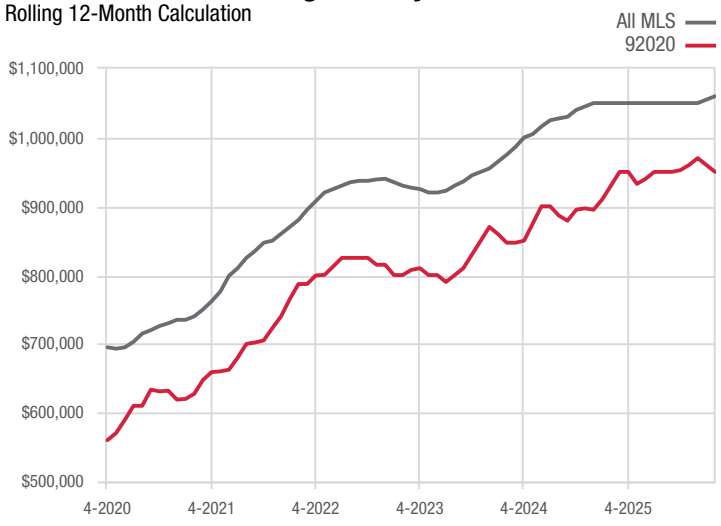
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	11	**10**	- 9.1%	24	**26**	+ 8.3%
Pending Sales	5	**9**	+ 80.0%	9	**15**	+ 66.7%
Closed Sales	3	**5**	+ 66.7%	5	**11**	+ 120.0%
Median Sales Price*	$412,000	**$540,000**	+ 31.1%	$430,000	**$485,000**	+ 12.8%
Percent of Original List Price Received*	98.2%	**96.3%**	- 1.9%	98.5%	**97.0%**	- 1.5%
Days on Market Until Sale	28	**53**	+ 89.3%	26	**42**	+ 61.5%
Inventory of Homes for Sale	29	**25**	- 13.8%	—	**—**	—
Months Supply of Inventory	4.6	**3.9**	- 15.2%	—	**—**	—

* 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.

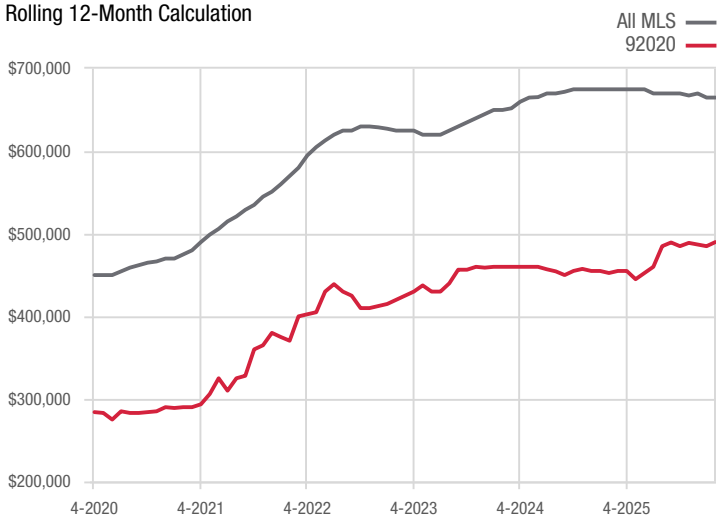
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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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.