Local Market Update for February 2026

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

92021

El Cajon

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	31	**20**	- 35.5%	63	**38**	- 39.7%
Pending Sales	21	**13**	- 38.1%	39	**30**	- 23.1%
Closed Sales	15	**11**	- 26.7%	34	**32**	- 5.9%
Median Sales Price*	$815,000	**$813,000**	- 0.2%	$798,750	**$792,500**	- 0.8%
Percent of Original List Price Received*	98.8%	**99.6%**	+ 0.8%	99.4%	**99.1%**	- 0.3%
Days on Market Until Sale	28	**60**	+ 114.3%	29	**59**	+ 103.4%
Inventory of Homes for Sale	44	**29**	- 34.1%	—	—	—
Months Supply of Inventory	1.9	**1.4**	- 26.3%	—	—	—

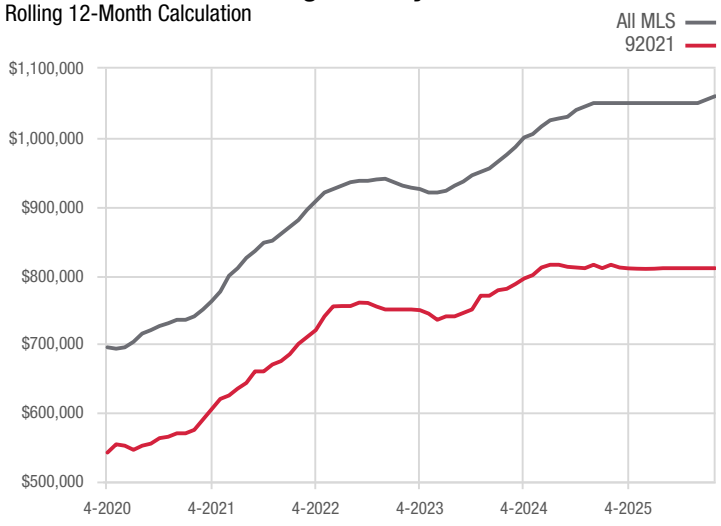
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	10	**12**	+ 20.0%	21	**28**	+ 33.3%
Pending Sales	4	**8**	+ 100.0%	11	**16**	+ 45.5%
Closed Sales	6	**7**	+ 16.7%	16	**12**	- 25.0%
Median Sales Price*	$452,500	**$481,000**	+ 6.3%	$445,000	**$463,000**	+ 4.0%
Percent of Original List Price Received*	99.4%	**97.3%**	- 2.1%	100.2%	**99.5%**	- 0.7%
Days on Market Until Sale	68	**52**	- 23.5%	48	**45**	- 6.3%
Inventory of Homes for Sale	23	**23**	0.0%	—	—	—
Months Supply of Inventory	3.2	**2.9**	- 9.4%	—	—	—

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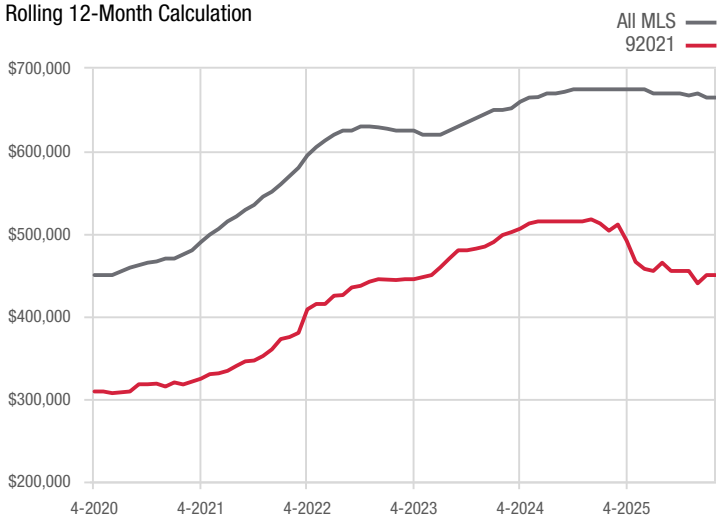
Median Sales Price - Single Family

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.