Local Market Update for April 2026

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

92019

El Cajon

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	35	**22**	- 37.1%	118	**100**	- 15.3%
Pending Sales	21	**18**	- 14.3%	71	**78**	+ 9.9%
Closed Sales	20	**23**	+ 15.0%	72	**78**	+ 8.3%
Median Sales Price*	$1,002,500	**$1,040,000**	+ 3.7%	$905,500	**$1,050,000**	+ 16.0%
Percent of Original List Price Received*	99.3%	**98.8%**	- 0.5%	97.4%	**99.6%**	+ 2.3%
Days on Market Until Sale	32	**24**	- 25.0%	38	**34**	- 10.5%
Inventory of Homes for Sale	60	**33**	- 45.0%	—	—	—
Months Supply of Inventory	2.9	**1.6**	- 44.8%	—	—	—

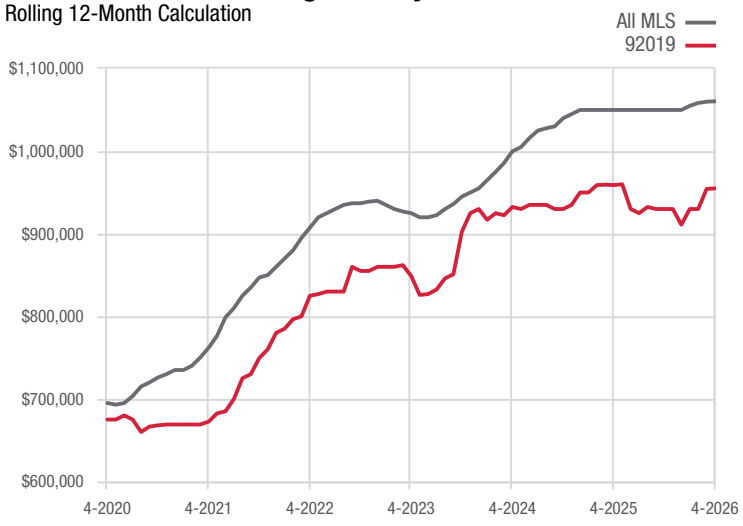
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	17	**12**	- 29.4%	68	**55**	- 19.1%
Pending Sales	11	**9**	- 18.2%	36	**43**	+ 19.4%
Closed Sales	10	**9**	- 10.0%	29	**43**	+ 48.3%
Median Sales Price*	$537,500	**$432,000**	- 19.6%	$515,000	**$525,000**	+ 1.9%
Percent of Original List Price Received*	98.0%	**96.8%**	- 1.2%	99.1%	**97.4%**	- 1.7%
Days on Market Until Sale	28	**62**	+ 121.4%	36	**57**	+ 58.3%
Inventory of Homes for Sale	25	**22**	- 12.0%	—	—	—
Months Supply of Inventory	3.1	**2.1**	- 32.3%	—	—	—

* 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.

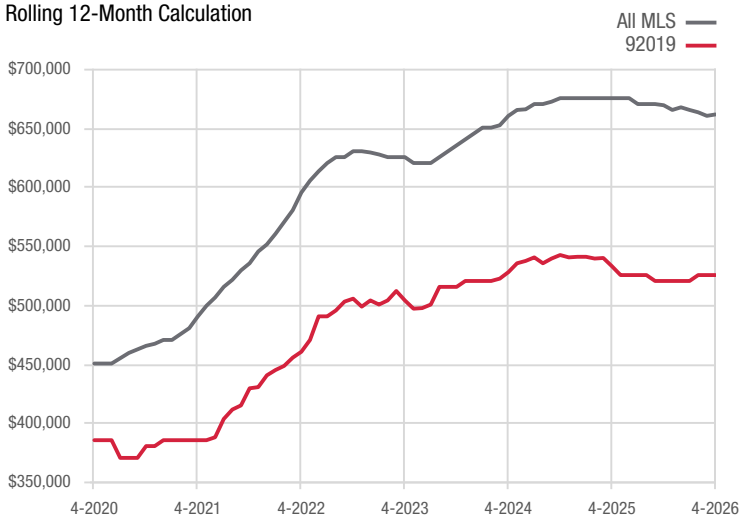
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of May 6, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.