Local Market Update for April 2026

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

92021

El Cajon

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	43	**28**	- 34.9%	142	**97**	- 31.7%
Pending Sales	30	**18**	- 40.0%	89	**74**	- 16.9%
Closed Sales	29	**24**	- 17.2%	76	**71**	- 6.6%
Median Sales Price*	$800,000	**$825,000**	+ 3.1%	$800,000	**$813,000**	+ 1.6%
Percent of Original List Price Received*	99.3%	**98.7%**	- 0.6%	99.8%	**99.3%**	- 0.5%
Days on Market Until Sale	18	**32**	+ 77.8%	24	**46**	+ 91.7%
Inventory of Homes for Sale	51	**36**	- 29.4%	—	**—**	—
Months Supply of Inventory	2.2	**1.8**	- 18.2%	—	**—**	—

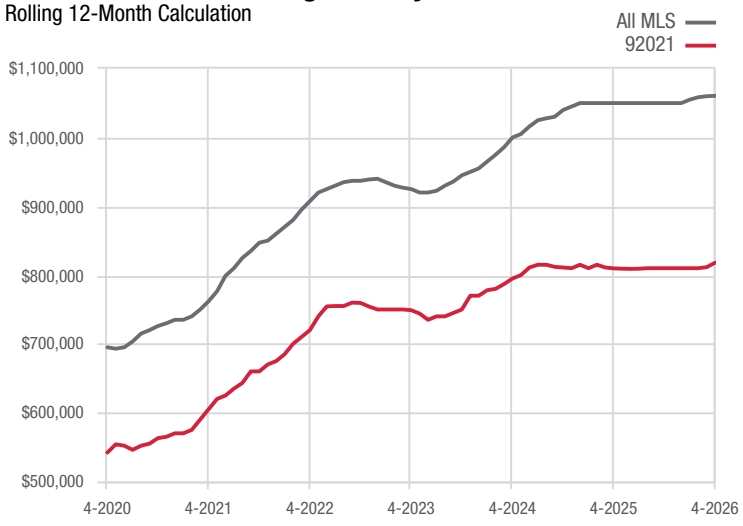
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	16	**21**	+ 31.3%	57	**70**	+ 22.8%
Pending Sales	9	**9**	0.0%	34	**38**	+ 11.8%
Closed Sales	12	**10**	- 16.7%	31	**33**	+ 6.5%
Median Sales Price*	$431,250	**$465,000**	+ 7.8%	$437,000	**$463,000**	+ 5.9%
Percent of Original List Price Received*	98.5%	**97.4%**	- 1.1%	99.6%	**97.8%**	- 1.8%
Days on Market Until Sale	31	**46**	+ 48.4%	38	**55**	+ 44.7%
Inventory of Homes for Sale	28	**32**	+ 14.3%	—	**—**	—
Months Supply of Inventory	3.7	**4.0**	+ 8.1%	—	**—**	—

* 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.

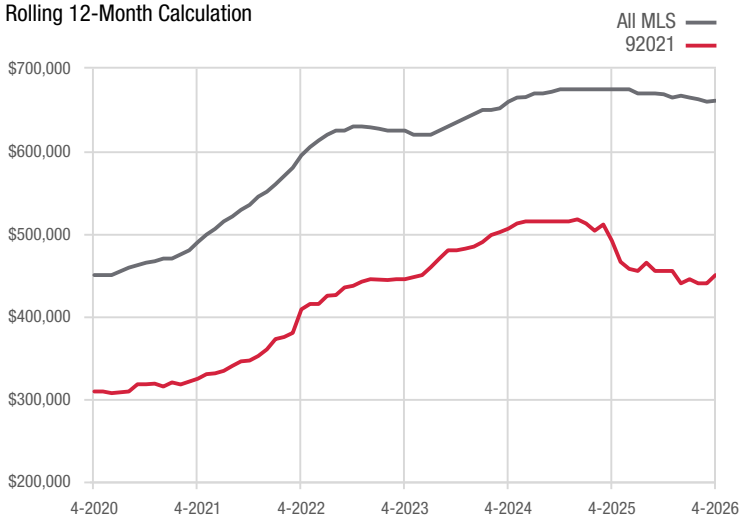
Median Sales Price - Single Family

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.