Local Market Update for May 2026

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

92020

El Cajon

Detached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	34	**32**	- 5.9%	150	**158**	+ 5.3%
Pending Sales	20	**23**	+ 15.0%	81	**92**	+ 13.6%
Closed Sales	22	**20**	- 9.1%	73	**82**	+ 12.3%
Median Sales Price*	$937,450	**$988,500**	+ 5.4%	$995,000	**$995,500**	+ 0.1%
Percent of Original List Price Received*	99.4%	**99.3%**	- 0.1%	99.9%	**99.7%**	- 0.2%
Days on Market Until Sale	20	**37**	+ 85.0%	31	**28**	- 9.7%
Inventory of Homes for Sale	47	**52**	+ 10.6%	—	—	—
Months Supply of Inventory	2.8	**2.8**	0.0%	—	—	—

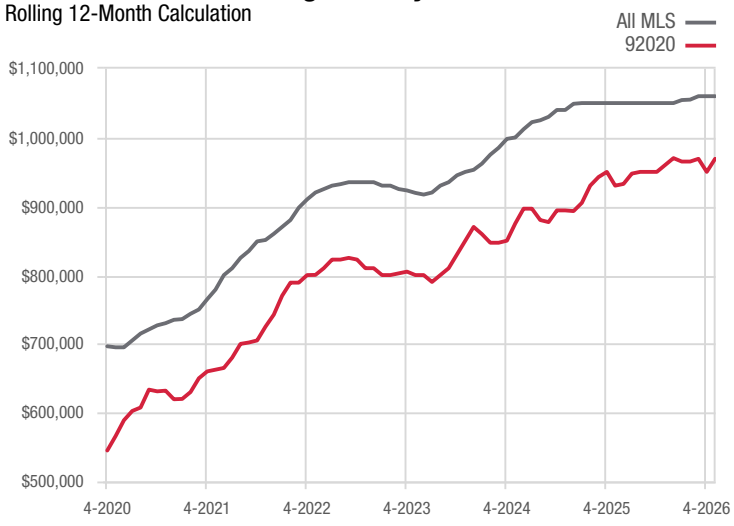
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	13	**20**	+ 53.8%	69	**91**	+ 31.9%
Pending Sales	10	**7**	- 30.0%	34	**49**	+ 44.1%
Closed Sales	10	**9**	- 10.0%	27	**45**	+ 66.7%
Median Sales Price*	$445,000	**$568,000**	+ 27.6%	$442,500	**$460,000**	+ 4.0%
Percent of Original List Price Received*	94.7%	**96.2%**	+ 1.6%	97.4%	**97.5%**	+ 0.1%
Days on Market Until Sale	25	**53**	+ 112.0%	24	**46**	+ 91.7%
Inventory of Homes for Sale	28	**44**	+ 57.1%	—	—	—
Months Supply of Inventory	4.7	**6.2**	+ 31.9%	—	—	—

* 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.

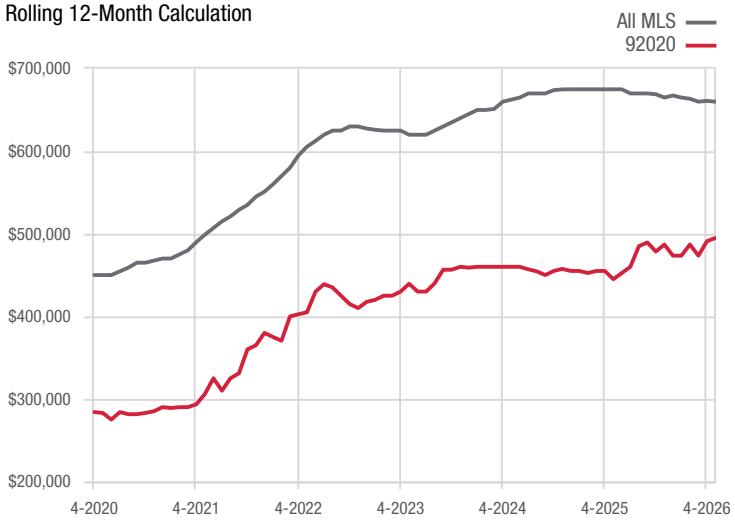
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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