Local Market Update for July 2026

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

92019

El Cajon

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	28	**27**	- 3.6%	220	**184**	- 16.4%
Pending Sales	20	**22**	+ 10.0%	141	**141**	0.0%
Closed Sales	28	**17**	- 39.3%	140	**134**	- 4.3%
Median Sales Price*	$883,500	**$820,000**	- 7.2%	$892,500	**$977,500**	+ 9.5%
Percent of Original List Price Received*	98.8%	**97.1%**	- 1.7%	98.0%	**98.6%**	+ 0.6%
Days on Market Until Sale	40	**29**	- 27.5%	37	**31**	- 16.2%
Inventory of Homes for Sale	49	**37**	- 24.5%	—	—	—
Months Supply of Inventory	2.4	**1.9**	- 20.8%	—	—	—

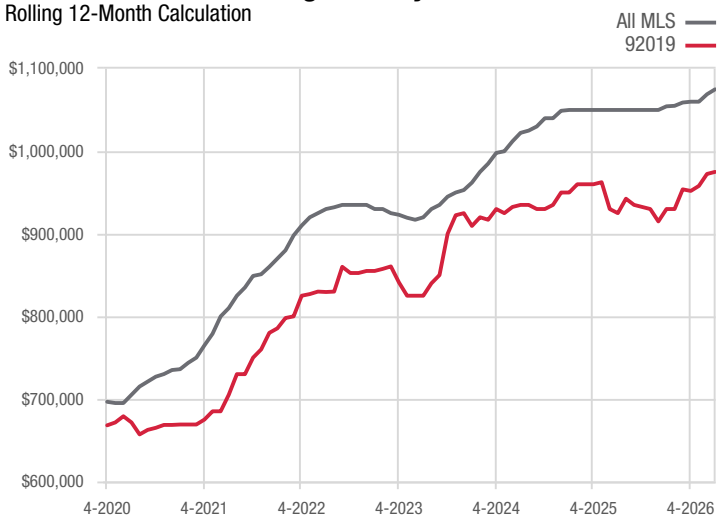
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	16	**12**	- 25.0%	139	**108**	- 22.3%
Pending Sales	13	**6**	- 53.8%	70	**62**	- 11.4%
Closed Sales	14	**6**	- 57.1%	64	**66**	+ 3.1%
Median Sales Price*	$525,000	**$482,500**	- 8.1%	$520,000	**$525,000**	+ 1.0%
Percent of Original List Price Received*	100.1%	**98.7%**	- 1.4%	99.5%	**97.9%**	- 1.6%
Days on Market Until Sale	29	**24**	- 17.2%	33	**49**	+ 48.5%
Inventory of Homes for Sale	33	**33**	0.0%	—	—	—
Months Supply of Inventory	4.0	**3.7**	- 7.5%	—	—	—

* 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.

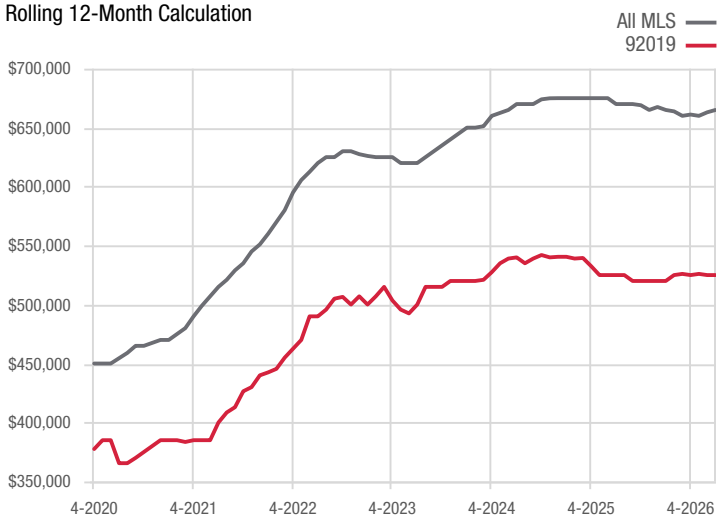
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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