Local Market Update for July 2026

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

92020

El Cajon

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	35	**21**	- 40.0%	205	**218**	+ 6.3%
Pending Sales	20	**25**	+ 25.0%	121	**143**	+ 18.2%
Closed Sales	19	**29**	+ 52.6%	112	**137**	+ 22.3%
Median Sales Price*	$1,035,000	**$875,000**	- 15.5%	$987,500	**$910,000**	- 7.8%
Percent of Original List Price Received*	97.5%	**98.2%**	+ 0.7%	99.3%	**99.4%**	+ 0.1%
Days on Market Until Sale	37	**26**	- 29.7%	34	**26**	- 23.5%
Inventory of Homes for Sale	41	**41**	0.0%	—	—	—
Months Supply of Inventory	2.4	**2.1**	- 12.5%	—	—	—

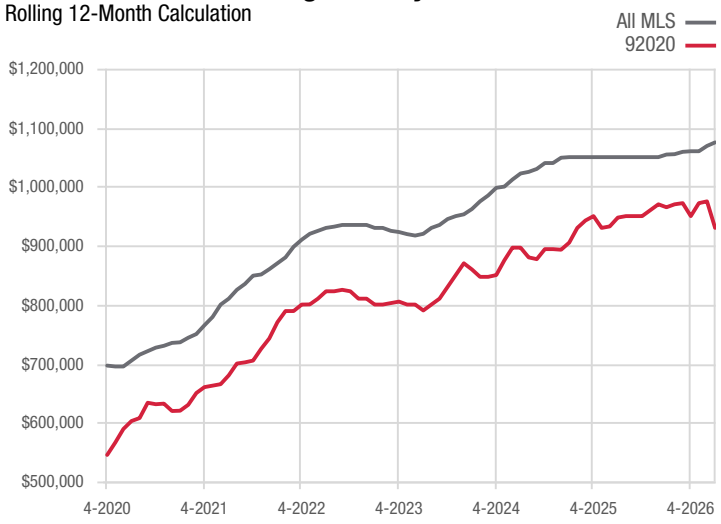
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	10	**18**	+ 80.0%	90	**118**	+ 31.1%
Pending Sales	4	**6**	+ 50.0%	43	**55**	+ 27.9%
Closed Sales	6	**6**	0.0%	41	**54**	+ 31.7%
Median Sales Price*	$644,995	**$407,500**	- 36.8%	$487,000	**$452,000**	- 7.2%
Percent of Original List Price Received*	99.3%	**96.7%**	- 2.6%	98.2%	**97.5%**	- 0.7%
Days on Market Until Sale	50	**39**	- 22.0%	34	**46**	+ 35.3%
Inventory of Homes for Sale	28	**42**	+ 50.0%	—	—	—
Months Supply of Inventory	4.9	**6.1**	+ 24.5%	—	—	—

* 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.

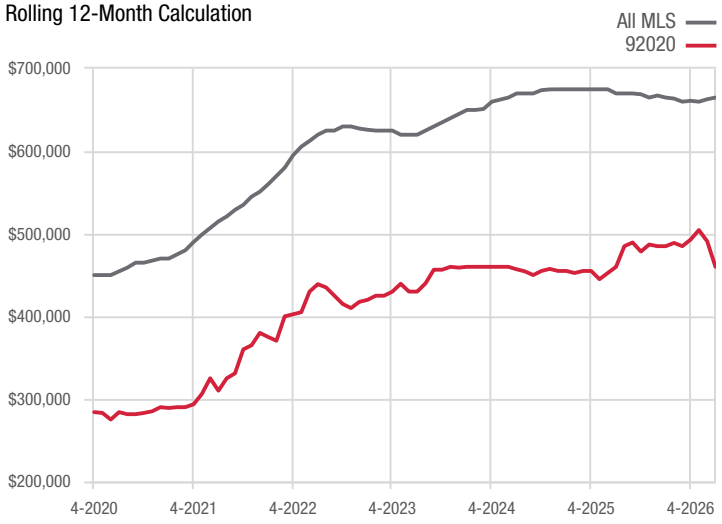
Median Sales Price - Single Family

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.