Local Market Update for July 2026

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

92021

El Cajon

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	41	**31**	- 24.4%	251	**189**	- 24.7%
Pending Sales	19	**19**	0.0%	153	**144**	- 5.9%
Closed Sales	23	**23**	0.0%	143	**143**	0.0%
Median Sales Price*	$815,000	**$795,000**	- 2.5%	$805,000	**$803,500**	- 0.2%
Percent of Original List Price Received*	98.7%	**101.5%**	+ 2.8%	99.2%	**100.0%**	+ 0.8%
Days on Market Until Sale	34	**25**	- 26.5%	29	**41**	+ 41.4%
Inventory of Homes for Sale	59	**34**	- 42.4%	—	**—**	—
Months Supply of Inventory	2.7	**1.7**	- 37.0%	—	**—**	—

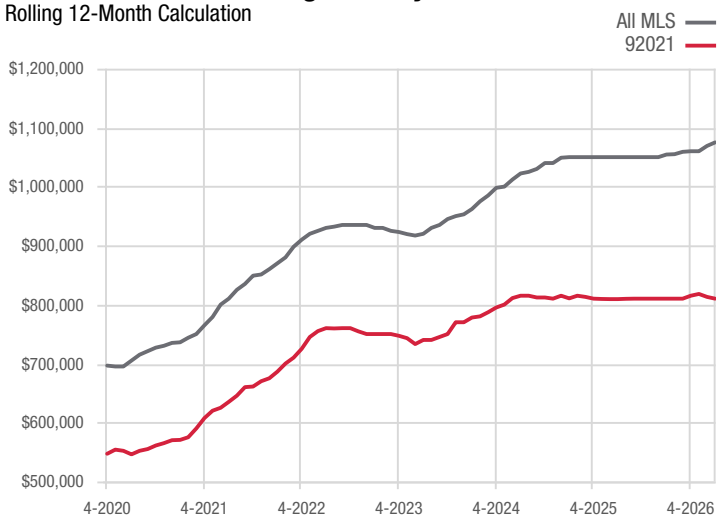
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	12	**24**	+ 100.0%	101	**128**	+ 26.7%
Pending Sales	9	**15**	+ 66.7%	57	**63**	+ 10.5%
Closed Sales	10	**8**	- 20.0%	56	**56**	0.0%
Median Sales Price*	$395,000	**$615,443**	+ 55.8%	$436,000	**$488,750**	+ 12.1%
Percent of Original List Price Received*	97.6%	**100.5%**	+ 3.0%	98.9%	**98.9%**	0.0%
Days on Market Until Sale	73	**30**	- 58.9%	44	**43**	- 2.3%
Inventory of Homes for Sale	29	**36**	+ 24.1%	—	**—**	—
Months Supply of Inventory	3.8	**4.4**	+ 15.8%	—	**—**	—

* 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.

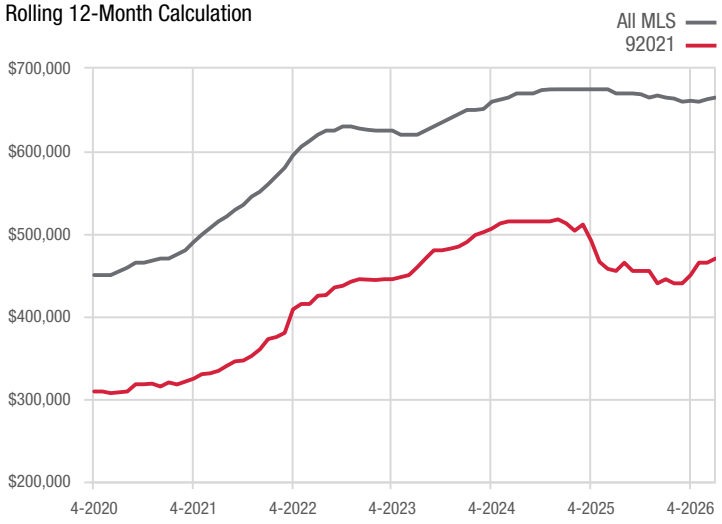
Median Sales Price - Single Family

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.