Local Market Update for August 2026

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

92019

El Cajon

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	16	**30**	+ 87.5%	233	**215**	- 7.7%
Pending Sales	19	**13**	- 31.6%	160	**152**	- 5.0%
Closed Sales	25	**17**	- 32.0%	165	**151**	- 8.5%
Median Sales Price*	$1,050,000	**$960,000**	- 8.6%	$915,000	**$975,000**	+ 6.6%
Percent of Original List Price Received*	97.9%	**100.6%**	+ 2.8%	97.9%	**98.9%**	+ 1.0%
Days on Market Until Sale	39	**19**	- 51.3%	37	**30**	- 18.9%
Inventory of Homes for Sale	36	**47**	+ 30.6%	—	**—**	—
Months Supply of Inventory	1.8	**2.5**	+ 38.9%	—	**—**	—

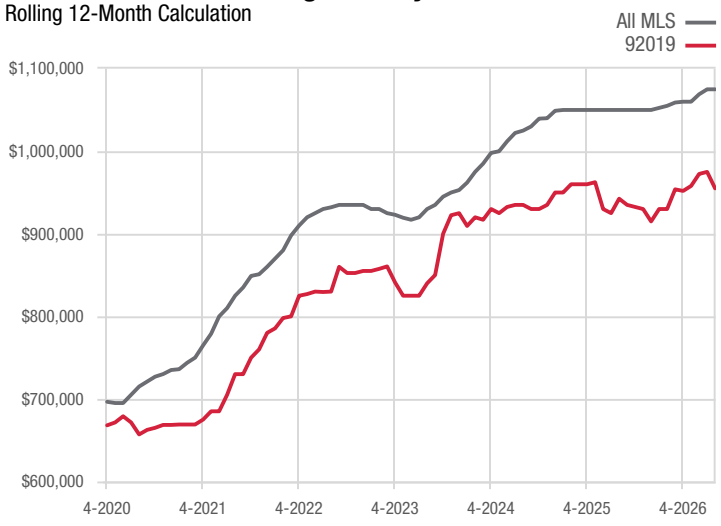
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	19	**21**	+ 10.5%	156	**128**	- 17.9%
Pending Sales	5	**7**	+ 40.0%	75	**67**	- 10.7%
Closed Sales	8	**4**	- 50.0%	72	**70**	- 2.8%
Median Sales Price*	$500,500	**$578,000**	+ 15.5%	$515,000	**$527,500**	+ 2.4%
Percent of Original List Price Received*	99.8%	**97.9%**	- 1.9%	99.5%	**97.9%**	- 1.6%
Days on Market Until Sale	40	**46**	+ 15.0%	34	**49**	+ 44.1%
Inventory of Homes for Sale	33	**35**	+ 6.1%	—	**—**	—
Months Supply of Inventory	4.0	**3.9**	- 2.5%	—	**—**	—

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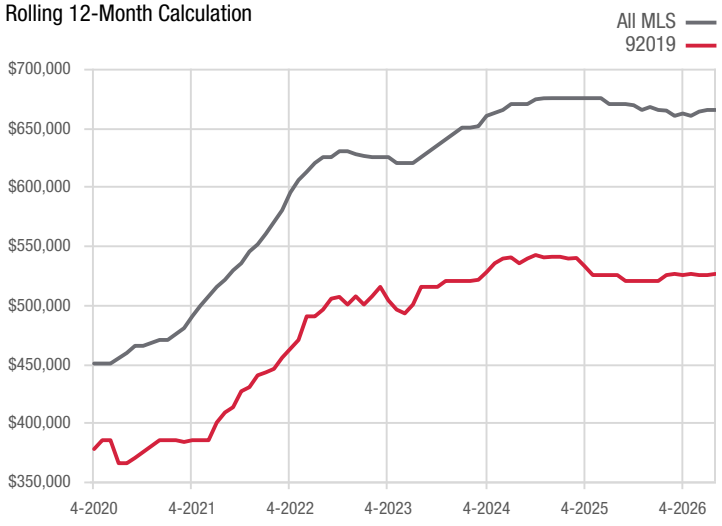
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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