Local Market Update for August 2026

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

92020

El Cajon

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	29	**28**	- 3.4%	232	**250**	+ 7.8%
Pending Sales	12	**17**	+ 41.7%	133	**159**	+ 19.5%
Closed Sales	20	**20**	0.0%	132	**158**	+ 19.7%
Median Sales Price*	$1,100,000	**$1,037,500**	- 5.7%	$992,500	**$947,092**	- 4.6%
Percent of Original List Price Received*	94.8%	**98.5%**	+ 3.9%	98.6%	**99.3%**	+ 0.7%
Days on Market Until Sale	30	**26**	- 13.3%	33	**26**	- 21.2%
Inventory of Homes for Sale	47	**38**	- 19.1%	—	**—**	—
Months Supply of Inventory	2.8	**1.9**	- 32.1%	—	**—**	—

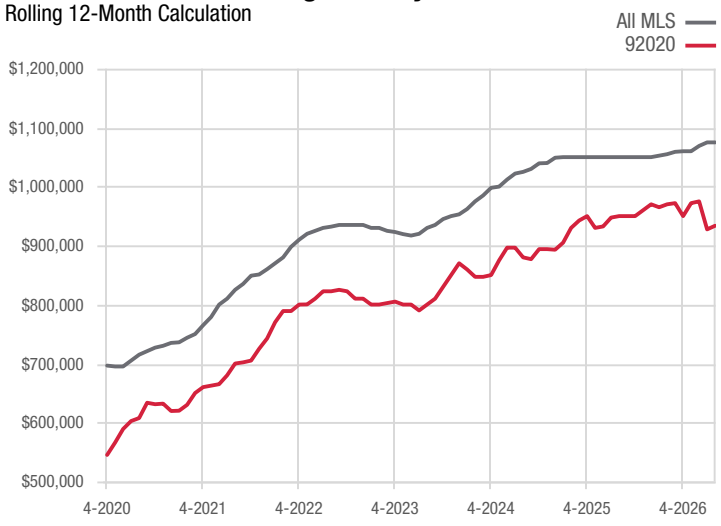
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	12	**18**	+ 50.0%	101	**134**	+ 32.7%
Pending Sales	3	**5**	+ 66.7%	46	**58**	+ 26.1%
Closed Sales	5	**4**	- 20.0%	46	**58**	+ 26.1%
Median Sales Price*	$649,900	**$545,000**	- 16.1%	$495,000	**$457,500**	- 7.6%
Percent of Original List Price Received*	100.9%	**101.9%**	+ 1.0%	98.5%	**97.8%**	- 0.7%
Days on Market Until Sale	103	**19**	- 81.6%	41	**44**	+ 7.3%
Inventory of Homes for Sale	27	**45**	+ 66.7%	—	**—**	—
Months Supply of Inventory	5.0	**6.6**	+ 32.0%	—	**—**	—

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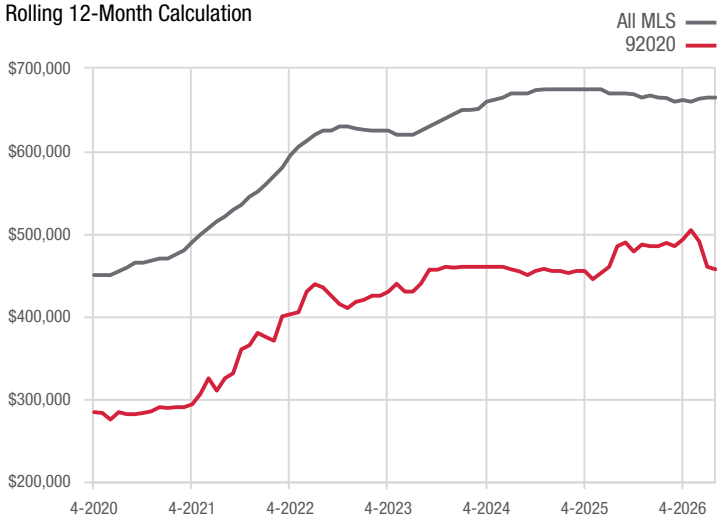
Median Sales Price - Single Family

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.