Local Market Update for August 2026

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

92021

El Cajon

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	23	**38**	+ 65.2%	272	**232**	- 14.7%
Pending Sales	31	**20**	- 35.5%	184	**163**	- 11.4%
Closed Sales	25	**12**	- 52.0%	168	**155**	- 7.7%
Median Sales Price*	$815,000	**$781,250**	- 4.1%	$808,250	**$800,150**	- 1.0%
Percent of Original List Price Received*	98.3%	**99.7%**	+ 1.4%	99.1%	**100.0%**	+ 0.9%
Days on Market Until Sale	43	**36**	- 16.3%	31	**40**	+ 29.0%
Inventory of Homes for Sale	41	**47**	+ 14.6%	—	—	—
Months Supply of Inventory	1.9	**2.4**	+ 26.3%	—	—	—

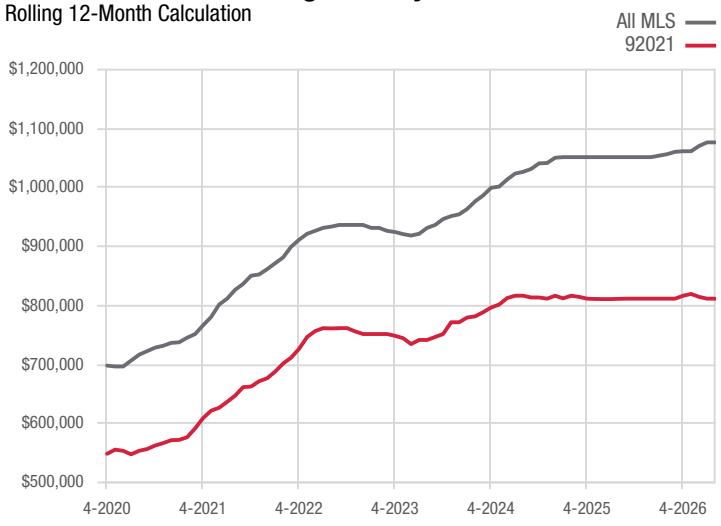
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	16	**17**	+ 6.3%	115	**143**	+ 24.3%
Pending Sales	9	**7**	- 22.2%	66	**69**	+ 4.5%
Closed Sales	7	**9**	+ 28.6%	63	**65**	+ 3.2%
Median Sales Price*	$505,000	**$459,000**	- 9.1%	$440,000	**$487,500**	+ 10.8%
Percent of Original List Price Received*	96.9%	**98.9%**	+ 2.1%	98.7%	**98.9%**	+ 0.2%
Days on Market Until Sale	43	**37**	- 14.0%	44	**42**	- 4.5%
Inventory of Homes for Sale	28	**34**	+ 21.4%	—	—	—
Months Supply of Inventory	3.6	**4.3**	+ 19.4%	—	—	—

* 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.

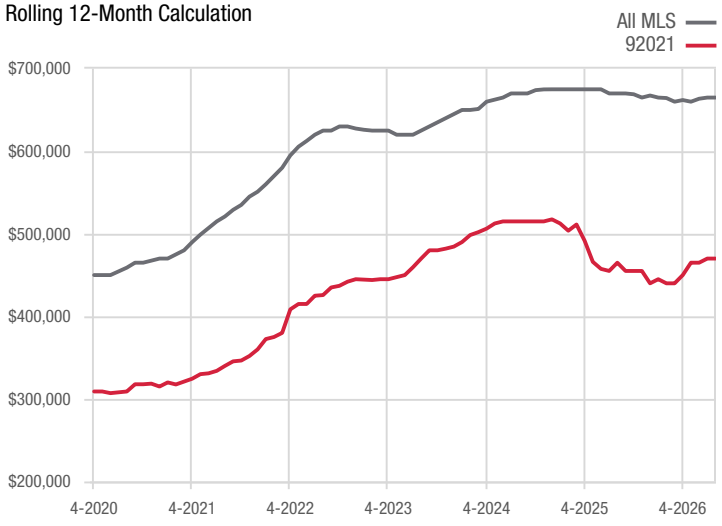
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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