

Local Market Update for September 2026

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

92019

El Cajon

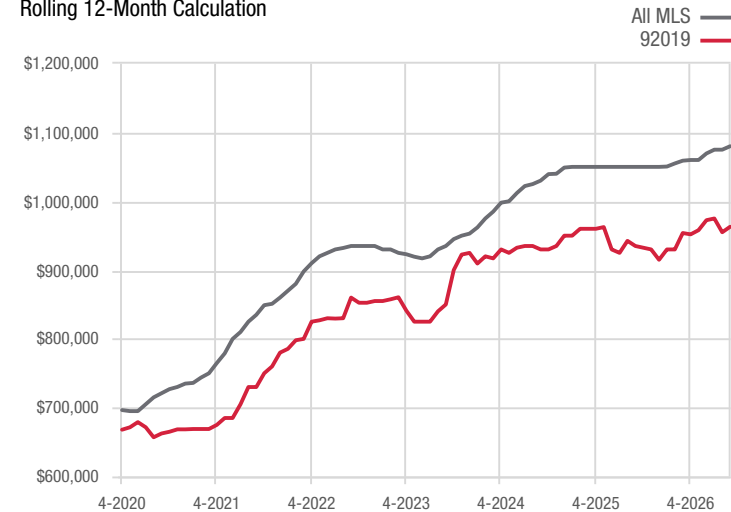
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	22	27	+ 22.7%	257	239	- 7.0%
Pending Sales	21	16	- 23.8%	181	167	- 7.7%
Closed Sales	15	12	- 20.0%	180	163	- 9.4%
Median Sales Price*	\$925,000	\$1,150,000	+ 24.3%	\$920,000	\$975,000	+ 6.0%
Percent of Original List Price Received*	96.4%	100.3%	+ 4.0%	97.8%	99.0%	+ 1.2%
Days on Market Until Sale	29	20	- 31.0%	36	29	- 19.4%
Inventory of Homes for Sale	32	42	+ 31.3%	—	—	—
Months Supply of Inventory	1.6	2.3	+ 43.8%	—	—	—

* 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.

Attached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	20	9	- 55.0%	176	134	- 23.9%
Pending Sales	9	6	- 33.3%	84	75	- 10.7%
Closed Sales	6	6	0.0%	78	77	- 1.3%
Median Sales Price*	\$477,500	\$453,000	- 5.1%	\$515,000	\$525,000	+ 1.9%
Percent of Original List Price Received*	96.5%	96.9%	+ 0.4%	99.3%	97.9%	- 1.4%
Days on Market Until Sale	28	31	+ 10.7%	34	47	+ 38.2%
Inventory of Homes for Sale	34	29	- 14.7%	—	—	—
Months Supply of Inventory	4.1	3.3	- 19.5%	—	—	—

* 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

