

Local Market Update for September 2026

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

92020

El Cajon

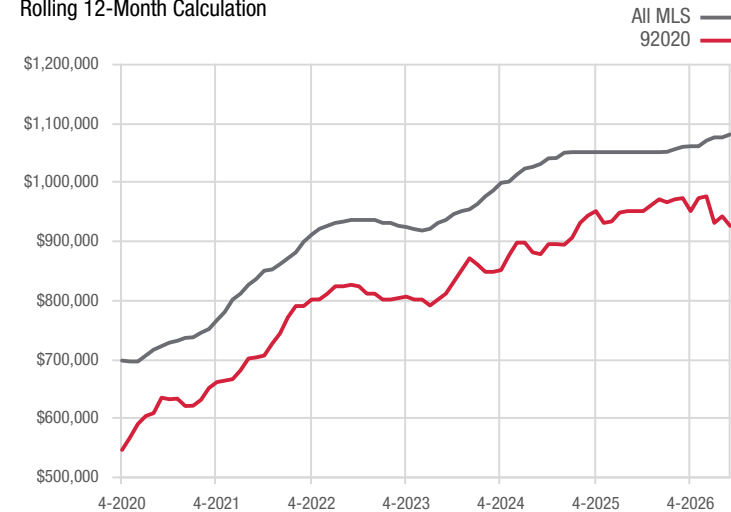
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	18	29	+ 61.1%	252	274	+ 8.7%
Pending Sales	20	21	+ 5.0%	153	179	+ 17.0%
Closed Sales	18	18	0.0%	150	178	+ 18.7%
Median Sales Price*	\$897,500	\$867,500	- 3.3%	\$982,500	\$923,667	- 6.0%
Percent of Original List Price Received*	97.6%	96.6%	- 1.0%	98.5%	99.0%	+ 0.5%
Days on Market Until Sale	25	33	+ 32.0%	32	27	- 15.6%
Inventory of Homes for Sale	35	34	- 2.9%	—	—	—
Months Supply of Inventory	2.1	1.7	- 19.0%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	13	15	+ 15.4%	115	151	+ 31.3%
Pending Sales	6	9	+ 50.0%	52	68	+ 30.8%
Closed Sales	2	6	+ 200.0%	48	66	+ 37.5%
Median Sales Price*	\$569,500	\$381,250	- 33.1%	\$495,000	\$452,000	- 8.7%
Percent of Original List Price Received*	104.1%	94.8%	- 8.9%	98.7%	97.4%	- 1.3%
Days on Market Until Sale	13	60	+ 361.5%	40	47	+ 17.5%
Inventory of Homes for Sale	29	42	+ 44.8%	—	—	—
Months Supply of Inventory	5.4	5.9	+ 9.3%	—	—	—

* 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.

Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

