

Local Market Update for September 2026

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

92021

El Cajon

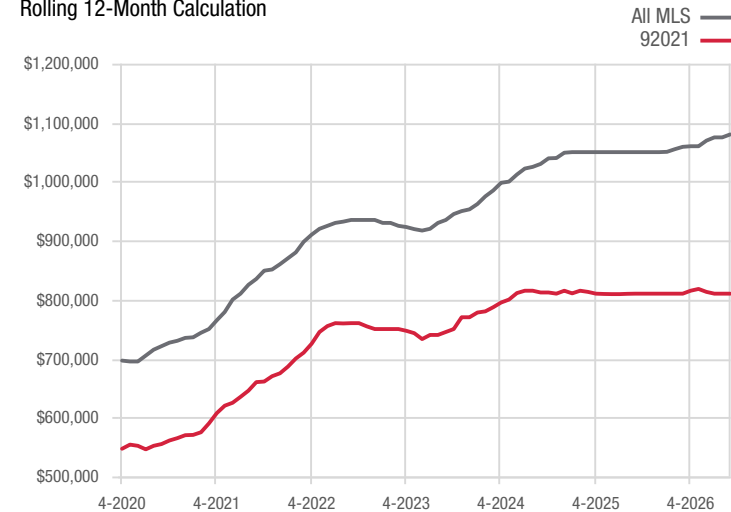
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	29	30	+ 3.4%	302	254	- 15.9%
Pending Sales	20	22	+ 10.0%	204	183	- 10.3%
Closed Sales	29	22	- 24.1%	197	177	- 10.2%
Median Sales Price*	\$810,000	\$817,500	+ 0.9%	\$809,500	\$800,150	- 1.2%
Percent of Original List Price Received*	98.3%	100.7%	+ 2.4%	99.0%	100.1%	+ 1.1%
Days on Market Until Sale	29	21	- 27.6%	31	38	+ 22.6%
Inventory of Homes for Sale	43	43	0.0%	—	—	—
Months Supply of Inventory	2.0	2.2	+ 10.0%	—	—	—

* 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	16	14	- 12.5%	132	157	+ 18.9%
Pending Sales	5	10	+ 100.0%	71	79	+ 11.3%
Closed Sales	7	9	+ 28.6%	70	75	+ 7.1%
Median Sales Price*	\$430,000	\$490,000	+ 14.0%	\$438,500	\$487,500	+ 11.2%
Percent of Original List Price Received*	99.6%	97.7%	- 1.9%	98.8%	98.7%	- 0.1%
Days on Market Until Sale	43	42	- 2.3%	44	42	- 4.5%
Inventory of Homes for Sale	31	35	+ 12.9%	—	—	—
Months Supply of Inventory	4.0	4.2	+ 5.0%	—	—	—

* 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.

Median Sales Price - Single Family
Rolling 12-Month Calculation



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

