Local Market Update for October 2026

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

92019

El Cajon

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	32	**33**	+ 3.1%	289	**273**	- 5.5%
Pending Sales	20	**19**	- 5.0%	201	**188**	- 6.5%
Closed Sales	16	**18**	+ 12.5%	196	**184**	- 6.1%
Median Sales Price*	$917,500	**$930,000**	+ 1.4%	$920,000	**$962,950**	+ 4.7%
Percent of Original List Price Received*	98.2%	**96.3%**	- 1.9%	97.8%	**98.7%**	+ 0.9%
Days on Market Until Sale	32	**42**	+ 31.3%	36	**30**	- 16.7%
Inventory of Homes for Sale	38	**44**	+ 15.8%	—	—	—
Months Supply of Inventory	1.9	**2.4**	+ 26.3%	—	—	—

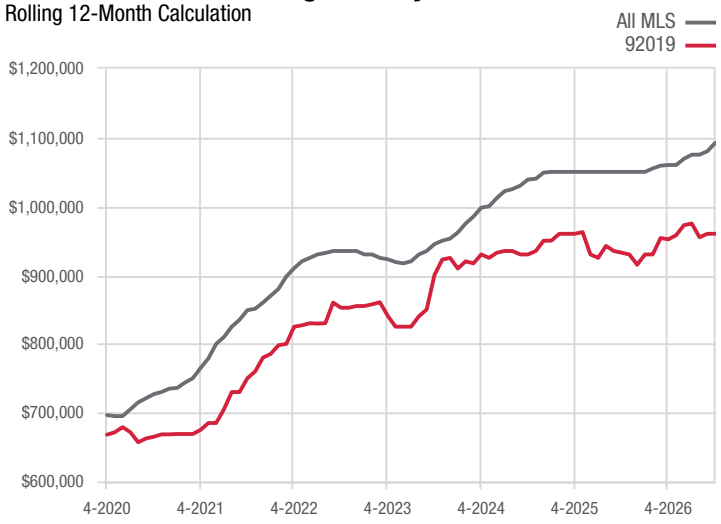
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	24	**12**	- 50.0%	200	**146**	- 27.0%
Pending Sales	12	**7**	- 41.7%	96	**81**	- 15.6%
Closed Sales	7	**2**	- 71.4%	85	**81**	- 4.7%
Median Sales Price*	$550,000	**$509,000**	- 7.5%	$520,000	**$525,000**	+ 1.0%
Percent of Original List Price Received*	100.5%	**98.6%**	- 1.9%	99.4%	**97.8%**	- 1.6%
Days on Market Until Sale	36	**80**	+ 122.2%	34	**48**	+ 41.2%
Inventory of Homes for Sale	39	**26**	- 33.3%	—	—	—
Months Supply of Inventory	4.5	**3.1**	- 31.1%	—	—	—

* 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.

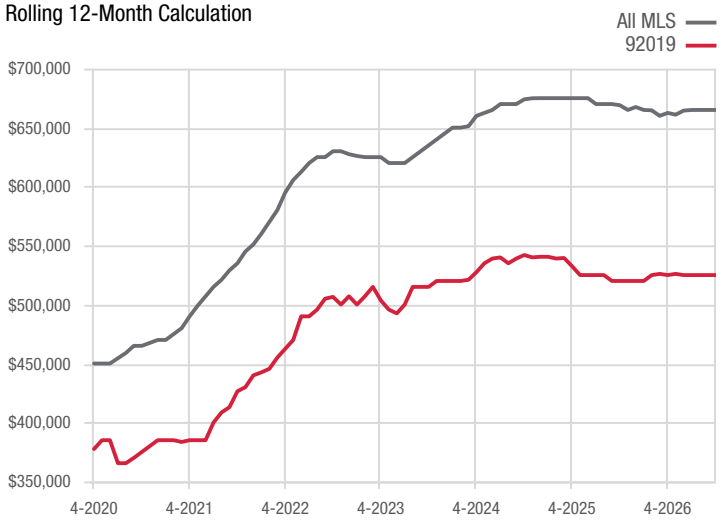
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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