Local Market Update for October 2026

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

92020

El Cajon

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	29	**25**	- 13.8%	281	**300**	+ 6.8%
Pending Sales	20	**20**	0.0%	173	**201**	+ 16.2%
Closed Sales	14	**15**	+ 7.1%	164	**194**	+ 18.3%
Median Sales Price*	$923,000	**$1,099,000**	+ 19.1%	$977,500	**$945,977**	- 3.2%
Percent of Original List Price Received*	98.5%	**95.7%**	- 2.8%	98.5%	**98.8%**	+ 0.3%
Days on Market Until Sale	31	**49**	+ 58.1%	32	**30**	- 6.3%
Inventory of Homes for Sale	37	**34**	- 8.1%	—	—	—
Months Supply of Inventory	2.2	**1.7**	- 22.7%	—	—	—

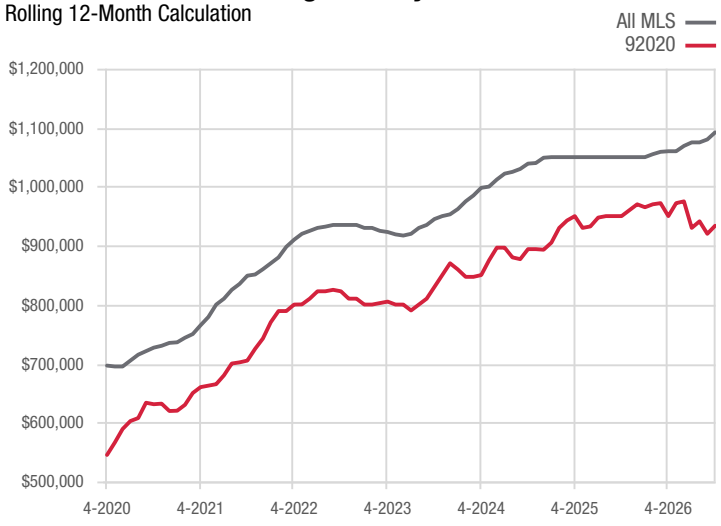
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	16	**11**	- 31.3%	131	**161**	+ 22.9%
Pending Sales	6	**7**	+ 16.7%	58	**75**	+ 29.3%
Closed Sales	5	**6**	+ 20.0%	53	**72**	+ 35.8%
Median Sales Price*	$420,000	**$391,250**	- 6.8%	$487,000	**$448,250**	- 8.0%
Percent of Original List Price Received*	100.2%	**98.4%**	- 1.8%	98.8%	**97.5%**	- 1.3%
Days on Market Until Sale	11	**38**	+ 245.5%	37	**46**	+ 24.3%
Inventory of Homes for Sale	30	**38**	+ 26.7%	—	—	—
Months Supply of Inventory	5.5	**5.2**	- 5.5%	—	—	—

* 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.

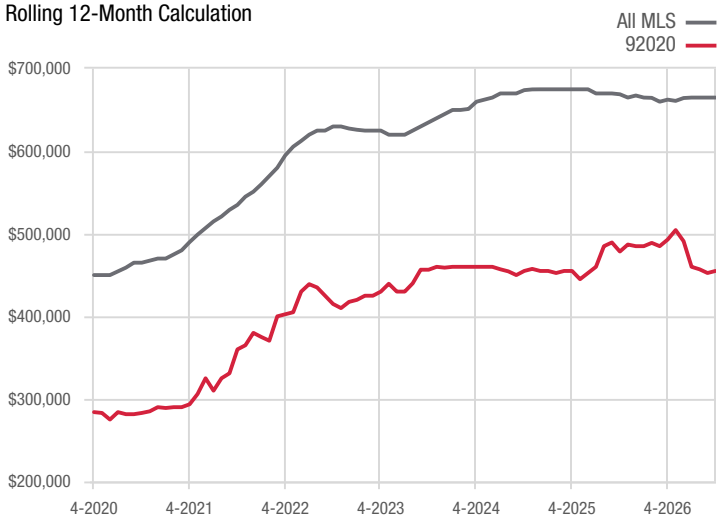
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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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.