Local Market Update for October 2026

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

92021

El Cajon

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	24	**22**	- 8.3%	325	**275**	- 15.4%
Pending Sales	20	**16**	- 20.0%	224	**200**	- 10.7%
Closed Sales	22	**18**	- 18.2%	219	**195**	- 11.0%
Median Sales Price*	$830,000	**$784,000**	- 5.5%	$810,000	**$800,000**	- 1.2%
Percent of Original List Price Received*	97.4%	**97.0%**	- 0.4%	98.8%	**99.8%**	+ 1.0%
Days on Market Until Sale	33	**43**	+ 30.3%	31	**38**	+ 22.6%
Inventory of Homes for Sale	39	**41**	+ 5.1%	—	—	—
Months Supply of Inventory	1.8	**2.1**	+ 16.7%	—	—	—

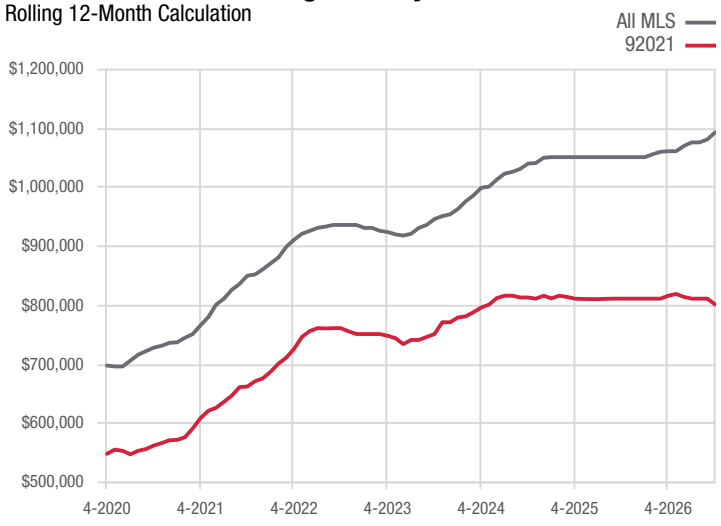
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	17	**11**	- 35.3%	148	**170**	+ 14.9%
Pending Sales	8	**3**	- 62.5%	79	**82**	+ 3.8%
Closed Sales	8	**10**	+ 25.0%	78	**85**	+ 9.0%
Median Sales Price*	$522,500	**$457,450**	- 12.4%	$440,000	**$474,900**	+ 7.9%
Percent of Original List Price Received*	98.9%	**99.4%**	+ 0.5%	98.8%	**98.8%**	0.0%
Days on Market Until Sale	57	**47**	- 17.5%	45	**43**	- 4.4%
Inventory of Homes for Sale	32	**43**	+ 34.4%	—	—	—
Months Supply of Inventory	4.0	**5.4**	+ 35.0%	—	—	—

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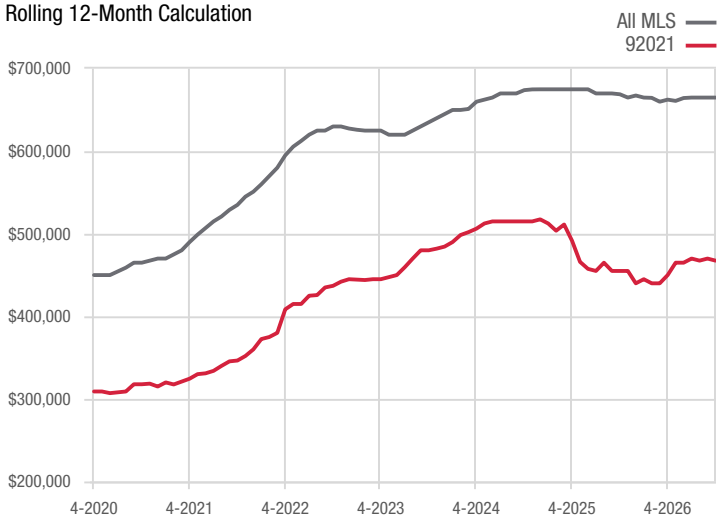
Median Sales Price - Single Family

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.