

Local Market Update for May 2026

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

92019

El Cajon

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	47	27	- 42.6%	164	128	- 22.0%
Pending Sales	26	19	- 26.9%	96	97	+ 1.0%
Closed Sales	20	17	- 15.0%	90	95	+ 5.6%
Median Sales Price*	\$860,000	\$950,000	+ 10.5%	\$900,000	\$1,010,000	+ 12.2%
Percent of Original List Price Received*	97.3%	96.8%	- 0.5%	97.4%	99.0%	+ 1.6%
Days on Market Until Sale	39	25	- 35.9%	38	32	- 15.8%
Inventory of Homes for Sale	61	39	- 36.1%	—	—	—
Months Supply of Inventory	3.1	2.0	- 35.5%	—	—	—

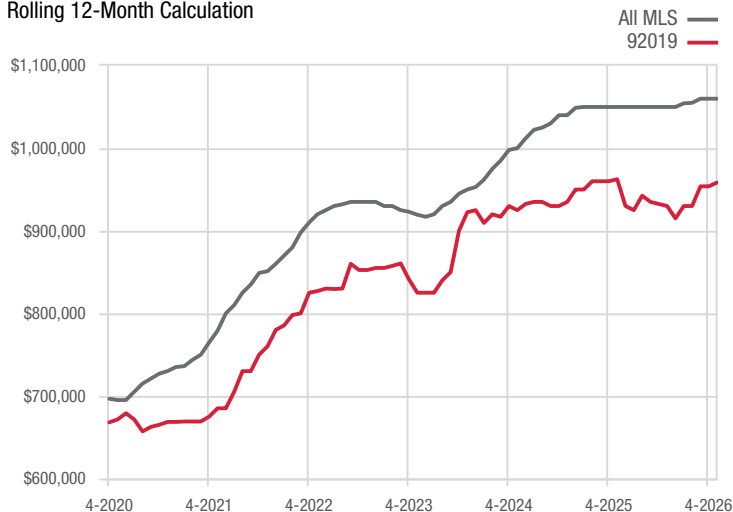
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	23	23	0.0%	91	79	- 13.2%
Pending Sales	8	4	- 50.0%	44	46	+ 4.5%
Closed Sales	13	5	- 61.5%	42	48	+ 14.3%
Median Sales Price*	\$515,000	\$535,000	+ 3.9%	\$515,000	\$527,500	+ 2.4%
Percent of Original List Price Received*	99.6%	98.7%	- 0.9%	99.2%	97.6%	- 1.6%
Days on Market Until Sale	33	34	+ 3.0%	35	54	+ 54.3%
Inventory of Homes for Sale	32	35	+ 9.4%	—	—	—
Months Supply of Inventory	4.2	3.6	- 14.3%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

