

# Local Market Update for March 2026

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

## 92019

El Cajon

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	31	26	- 16.1%	83	73	- 12.0%
Pending Sales	15	22	+ 46.7%	50	60	+ 20.0%
Closed Sales	15	22	+ 46.7%	52	55	+ 5.8%
Median Sales Price*	\$840,000	<b>\$1,075,000</b>	+ 28.0%	\$847,000	<b>\$1,050,000</b>	+ 24.0%
Percent of Original List Price Received*	95.8%	<b>102.2%</b>	+ 6.7%	96.6%	<b>99.9%</b>	+ 3.4%
Days on Market Until Sale	40	32	- 20.0%	41	38	- 7.3%
Inventory of Homes for Sale	55	27	- 50.9%	—	—	—
Months Supply of Inventory	2.8	1.3	- 53.6%	—	—	—

\* 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.

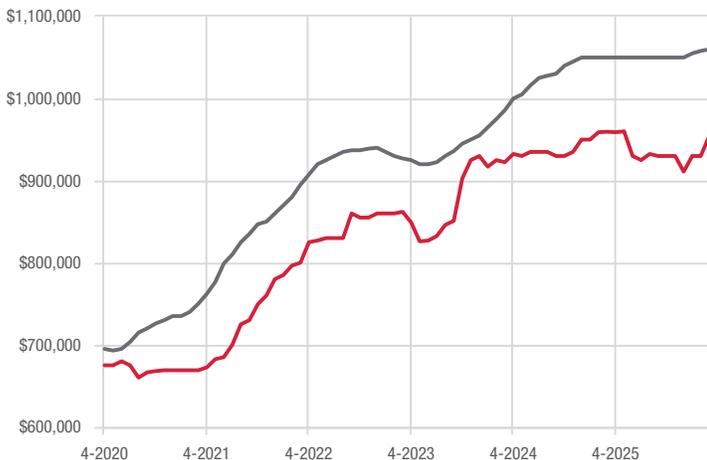
Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	16	11	- 31.3%	51	43	- 15.7%
Pending Sales	10	7	- 30.0%	25	34	+ 36.0%
Closed Sales	7	9	+ 28.6%	19	31	+ 63.2%
Median Sales Price*	\$520,000	<b>\$545,000</b>	+ 4.8%	\$508,000	<b>\$545,000</b>	+ 7.3%
Percent of Original List Price Received*	100.0%	<b>98.6%</b>	- 1.4%	99.6%	<b>97.8%</b>	- 1.8%
Days on Market Until Sale	25	31	+ 24.0%	41	49	+ 19.5%
Inventory of Homes for Sale	26	26	0.0%	—	—	—
Months Supply of Inventory	3.2	2.5	- 21.9%	—	—	—

\* 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

All MLS —  
92019 —



### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

All MLS —  
92019 —

