

Local Market Update for April 2026

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

92020

El Cajon

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	40	30	- 25.0%	119	123	+ 3.4%
Pending Sales	25	21	- 16.0%	63	74	+ 17.5%
Closed Sales	18	17	- 5.6%	53	65	+ 22.6%
Median Sales Price*	\$992,500	\$830,000	- 16.4%	\$1,100,000	\$980,000	- 10.9%
Percent of Original List Price Received*	98.8%	100.1%	+ 1.3%	100.2%	99.8%	- 0.4%
Days on Market Until Sale	43	18	- 58.1%	35	24	- 31.4%
Inventory of Homes for Sale	45	48	+ 6.7%	—	—	—
Months Supply of Inventory	2.5	2.5	0.0%	—	—	—

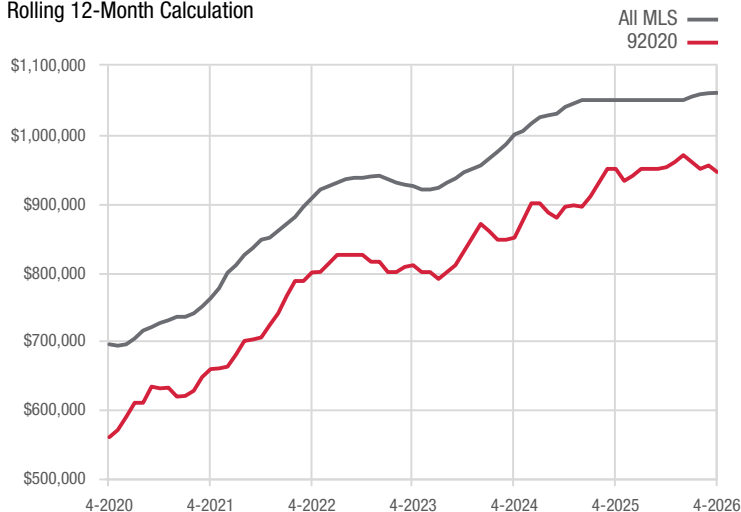
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	22	19	- 13.6%	57	66	+ 15.8%
Pending Sales	11	11	0.0%	24	44	+ 83.3%
Closed Sales	6	12	+ 100.0%	17	36	+ 111.8%
Median Sales Price*	\$445,000	\$481,500	+ 8.2%	\$440,000	\$452,000	+ 2.7%
Percent of Original List Price Received*	98.5%	98.8%	+ 0.3%	98.8%	97.8%	- 1.0%
Days on Market Until Sale	31	26	- 16.1%	23	43	+ 87.0%
Inventory of Homes for Sale	32	31	- 3.1%	—	—	—
Months Supply of Inventory	5.5	4.1	- 25.5%	—	—	—

* 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

