

Local Market Update for January 2026

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

92021

El Cajon

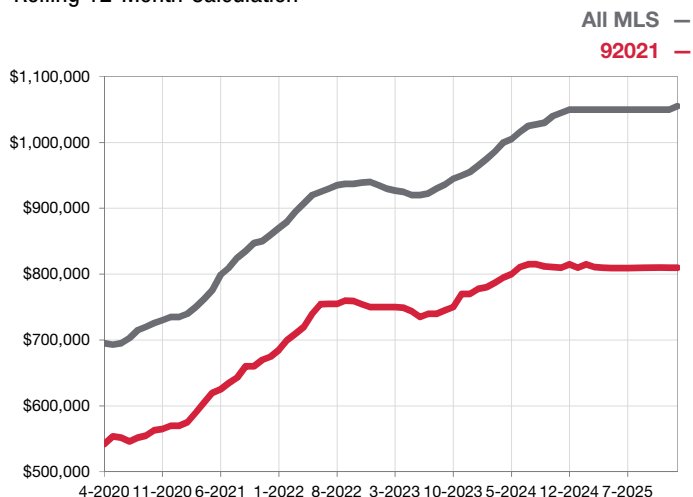
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	32	17	- 46.9%	32	17	- 46.9%
Pending Sales	18	17	- 5.6%	18	17	- 5.6%
Closed Sales	19	20	+ 5.3%	19	20	+ 5.3%
Median Sales Price*	\$797,500	\$782,500	- 1.9%	\$797,500	\$782,500	- 1.9%
Percent of Original List Price Received*	99.9%	98.8%	- 1.1%	99.9%	98.8%	- 1.1%
Days on Market Until Sale	30	59	+ 96.7%	30	59	+ 96.7%
Inventory of Homes for Sale	38	25	- 34.2%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

* 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	11	13	+ 18.2%	11	13	+ 18.2%
Pending Sales	7	8	+ 14.3%	7	8	+ 14.3%
Closed Sales	10	5	- 50.0%	10	5	- 50.0%
Median Sales Price*	\$442,500	\$463,000	+ 4.6%	\$442,500	\$463,000	+ 4.6%
Percent of Original List Price Received*	100.7%	102.3%	+ 1.6%	100.7%	102.3%	+ 1.6%
Days on Market Until Sale	36	34	- 5.6%	36	34	- 5.6%
Inventory of Homes for Sale	18	21	+ 16.7%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

