

# 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	<b>\$782,500</b>	- 1.9%	\$797,500	<b>\$782,500</b>	- 1.9%
Percent of Original List Price Received*		99.9%	<b>98.8%</b>	- 1.1%	99.9%	<b>98.8%</b>	- 1.1%
Days on Market Until Sale		30	<b>59</b>	+ 96.7%	30	<b>59</b>	+ 96.7%
Inventory of Homes for Sale		38	<b>25</b>	- 34.2%	--	--	--
Months Supply of Inventory		1.6	<b>1.2</b>	- 25.0%	--	--	--

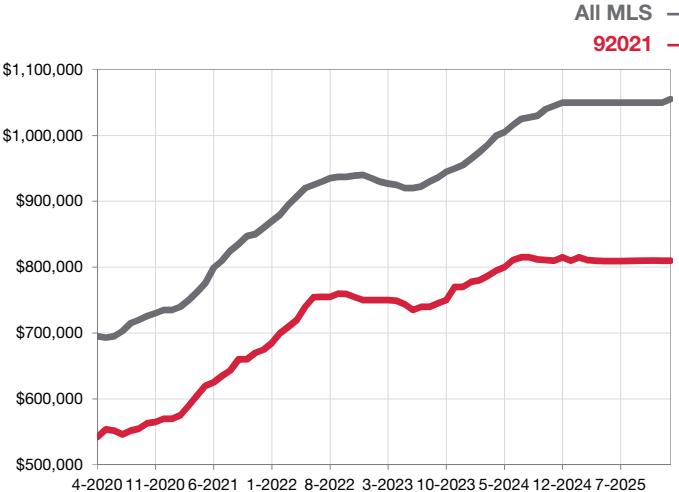
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	<b>\$463,000</b>	+ 4.6%	\$442,500	<b>\$463,000</b>	+ 4.6%
Percent of Original List Price Received*		100.7%	<b>102.3%</b>	+ 1.6%	100.7%	<b>102.3%</b>	+ 1.6%
Days on Market Until Sale		36	<b>34</b>	- 5.6%	36	<b>34</b>	- 5.6%
Inventory of Homes for Sale		18	<b>21</b>	+ 16.7%	--	--	--
Months Supply of Inventory		2.4	<b>2.8</b>	+ 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

