

# Local Market Update for May 2026

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

## 92021

El Cajon

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	36	25	- 30.6%	174	129	- 25.9%
Pending Sales	22	29	+ 31.8%	109	104	- 4.6%
Closed Sales	23	22	- 4.3%	97	91	- 6.2%
Median Sales Price*	\$805,000	<b>\$836,500</b>	+ 3.9%	\$800,000	<b>\$813,000</b>	+ 1.6%
Percent of Original List Price Received*	97.5%	<b>100.0%</b>	+ 2.6%	99.2%	<b>99.5%</b>	+ 0.3%
Days on Market Until Sale	35	31	- 11.4%	27	44	+ 63.0%
Inventory of Homes for Sale	52	32	- 38.5%	—	—	—
Months Supply of Inventory	2.2	1.5	- 31.8%	—	—	—

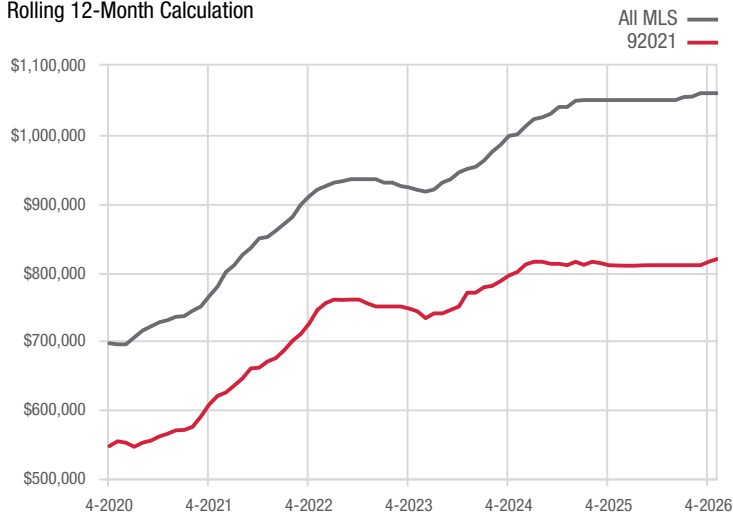
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	13	19	+ 46.2%	70	90	+ 28.6%
Pending Sales	6	7	+ 16.7%	40	45	+ 12.5%
Closed Sales	11	10	- 9.1%	42	43	+ 2.4%
Median Sales Price*	\$450,000	<b>\$495,000</b>	+ 10.0%	\$445,000	<b>\$487,500</b>	+ 9.6%
Percent of Original List Price Received*	96.3%	<b>100.1%</b>	+ 3.9%	98.8%	<b>98.4%</b>	- 0.4%
Days on Market Until Sale	43	23	- 46.5%	39	47	+ 20.5%
Inventory of Homes for Sale	32	38	+ 18.8%	—	—	—
Months Supply of Inventory	4.1	4.7	+ 14.6%	—	—	—

\* 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.

### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

