

# Local Market Update for March 2026

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

## 92021

El Cajon

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	36	25	- 30.6%	99	67	- 32.3%
Pending Sales	21	25	+ 19.0%	59	54	- 8.5%
Closed Sales	13	15	+ 15.4%	47	47	0.0%
Median Sales Price*	\$800,000	<b>\$860,000</b>	+ 7.5%	\$800,000	<b>\$800,300</b>	+ 0.0%
Percent of Original List Price Received*	101.8%	<b>100.7%</b>	- 1.1%	100.1%	<b>99.6%</b>	- 0.5%
Days on Market Until Sale	25	41	+ 64.0%	28	53	+ 89.3%
Inventory of Homes for Sale	50	28	- 44.0%	—	—	—
Months Supply of Inventory	2.2	1.3	- 40.9%	—	—	—

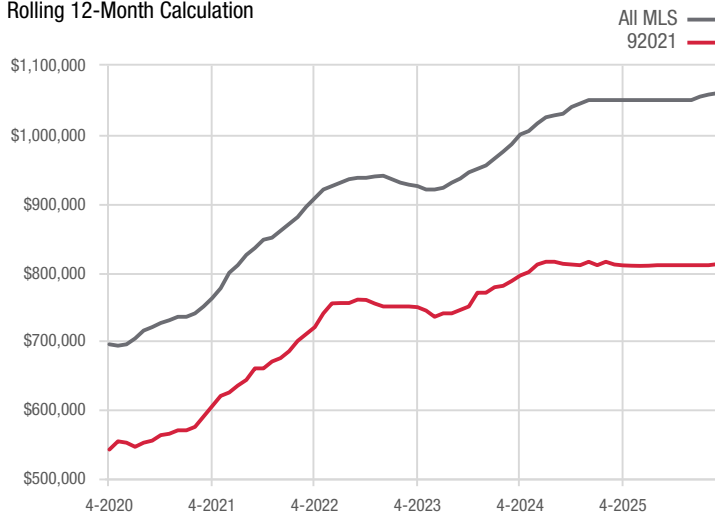
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	20	19	- 5.0%	41	50	+ 22.0%
Pending Sales	14	10	- 28.6%	25	28	+ 12.0%
Closed Sales	3	9	+ 200.0%	19	22	+ 15.8%
Median Sales Price*	\$530,000	<b>\$470,000</b>	- 11.3%	\$455,000	<b>\$456,500</b>	+ 0.3%
Percent of Original List Price Received*	101.0%	<b>99.2%</b>	- 1.8%	100.3%	<b>99.5%</b>	- 0.8%
Days on Market Until Sale	10	79	+ 690.0%	42	61	+ 45.2%
Inventory of Homes for Sale	24	29	+ 20.8%	—	—	—
Months Supply of Inventory	3.1	3.6	+ 16.1%	—	—	—

\* 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

