

Local Market Update for January 2026

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

92019

El Cajon

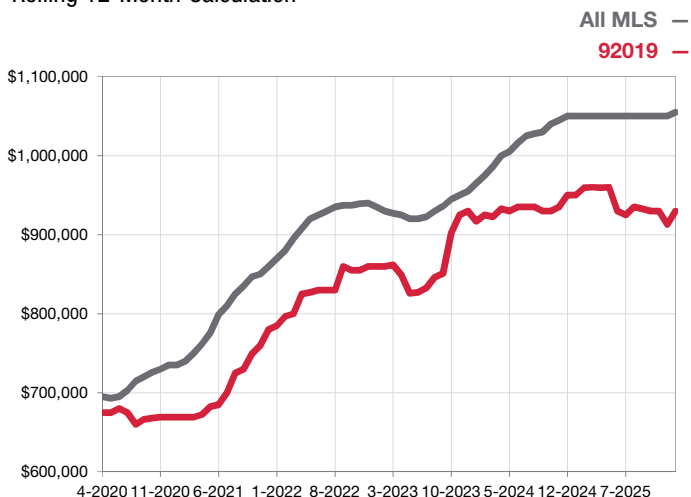
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	27	22	- 18.5%	27	22	- 18.5%
Pending Sales	19	22	+ 15.8%	19	22	+ 15.8%
Closed Sales	19	15	- 21.1%	19	15	- 21.1%
Median Sales Price*	\$800,000	\$1,078,550	+ 34.8%	\$800,000	\$1,078,550	+ 34.8%
Percent of Original List Price Received*	97.4%	101.1%	+ 3.8%	97.4%	101.1%	+ 3.8%
Days on Market Until Sale	35	31	- 11.4%	35	31	- 11.4%
Inventory of Homes for Sale	42	19	- 54.8%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--

* 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.

Attached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	21	17	- 19.0%	21	17	- 19.0%
Pending Sales	7	15	+ 114.3%	7	15	+ 114.3%
Closed Sales	1	9	+ 800.0%	1	9	+ 800.0%
Median Sales Price*	\$515,000	\$515,000	0.0%	\$515,000	\$515,000	0.0%
Percent of Original List Price Received*	100.0%	95.7%	- 4.3%	100.0%	95.7%	- 4.3%
Days on Market Until Sale	9	49	+ 444.4%	9	49	+ 444.4%
Inventory of Homes for Sale	23	31	+ 34.8%	--	--	--
Months Supply of Inventory	2.7	3.0	+ 11.1%	--	--	--

* 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

