

Local Market Update for January 2026

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

92020

El Cajon

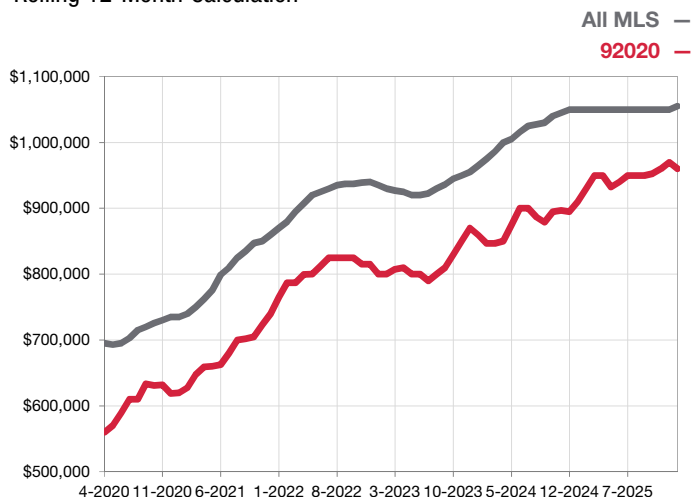
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	27	19	- 29.6%	27	19	- 29.6%
Pending Sales	12	7	- 41.7%	12	7	- 41.7%
Closed Sales	9	11	+ 22.2%	9	11	+ 22.2%
Median Sales Price*	\$1,136,300	\$1,035,000	- 8.9%	\$1,136,300	\$1,035,000	- 8.9%
Percent of Original List Price Received*	98.2%	97.7%	- 0.5%	98.2%	97.7%	- 0.5%
Days on Market Until Sale	38	30	- 21.1%	38	30	- 21.1%
Inventory of Homes for Sale	30	32	+ 6.7%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

* 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	13	14	+ 7.7%	13	14	+ 7.7%
Pending Sales	4	8	+ 100.0%	4	8	+ 100.0%
Closed Sales	2	6	+ 200.0%	2	6	+ 200.0%
Median Sales Price*	\$464,500	\$466,250	+ 0.4%	\$464,500	\$466,250	+ 0.4%
Percent of Original List Price Received*	98.9%	97.5%	- 1.4%	98.9%	97.5%	- 1.4%
Days on Market Until Sale	23	32	+ 39.1%	23	32	+ 39.1%
Inventory of Homes for Sale	25	25	0.0%	--	--	--
Months Supply of Inventory	3.8	4.1	+ 7.9%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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

