

Local Market Update for January 2019

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

92019

El Cajon

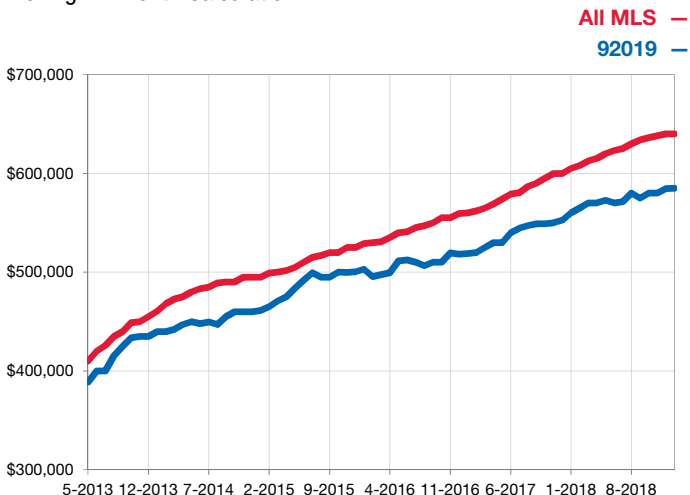
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	43	68	+ 58.1%	43	68	+ 58.1%
Pending Sales	31	24	- 22.6%	31	24	- 22.6%
Closed Sales	24	18	- 25.0%	24	18	- 25.0%
Median Sales Price*	\$557,500	\$562,500	+ 0.9%	\$557,500	\$562,500	+ 0.9%
Percent of Original List Price Received*	97.3%	93.4%	- 4.0%	97.3%	93.4%	- 4.0%
Days on Market Until Sale	27	47	+ 74.1%	27	47	+ 74.1%
Inventory of Homes for Sale	52	89	+ 71.2%	--	--	--
Months Supply of Inventory	1.6	2.8	+ 75.0%	--	--	--

* 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.

Townhouse-Condo	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	19	10	- 47.4%	19	10	- 47.4%
Pending Sales	16	11	- 31.3%	16	11	- 31.3%
Closed Sales	9	6	- 33.3%	9	6	- 33.3%
Median Sales Price*	\$295,000	\$353,750	+ 19.9%	\$295,000	\$353,750	+ 19.9%
Percent of Original List Price Received*	97.1%	97.8%	+ 0.7%	97.1%	97.8%	+ 0.7%
Days on Market Until Sale	70	41	- 41.4%	70	41	- 41.4%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	0.9	1.0	+ 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

