

Local Market Update for July 2018

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

92019

El Cajon

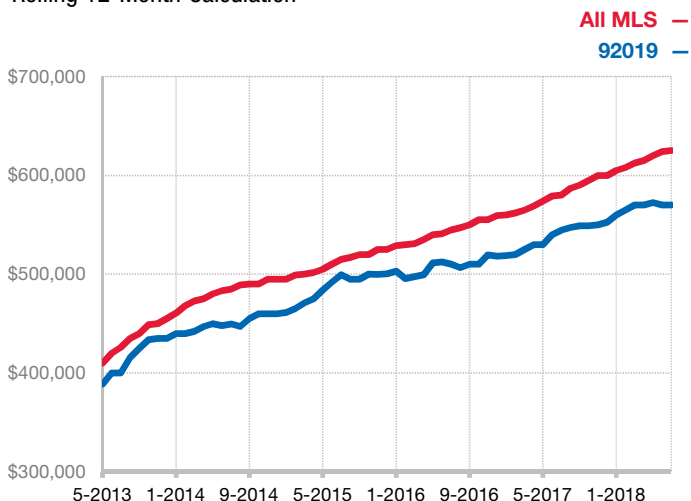
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	53	50	- 5.7%	327	374	+ 14.4%
Pending Sales	40	40	0.0%	243	251	+ 3.3%
Closed Sales	28	33	+ 17.9%	232	231	- 0.4%
Median Sales Price*	\$607,500	\$630,000	+ 3.7%	\$552,500	\$579,000	+ 4.8%
Percent of Original List Price Received*	97.8%	97.7%	- 0.1%	97.3%	98.1%	+ 0.8%
Days on Market Until Sale	27	24	- 11.1%	32	26	- 18.8%
Inventory of Homes for Sale	65	79	+ 21.5%	--	--	--
Months Supply of Inventory	1.9	2.4	+ 26.3%	--	--	--

* 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	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	13	19	+ 46.2%	112	152	+ 35.7%
Pending Sales	12	19	+ 58.3%	97	118	+ 21.6%
Closed Sales	13	19	+ 46.2%	91	107	+ 17.6%
Median Sales Price*	\$315,000	\$340,000	+ 7.9%	\$312,000	\$325,325	+ 4.3%
Percent of Original List Price Received*	98.8%	97.2%	- 1.6%	99.0%	98.2%	- 0.8%
Days on Market Until Sale	8	23	+ 187.5%	18	25	+ 38.9%
Inventory of Homes for Sale	12	16	+ 33.3%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

* 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

