

Local Market Update for March 2024

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

92019

El Cajon

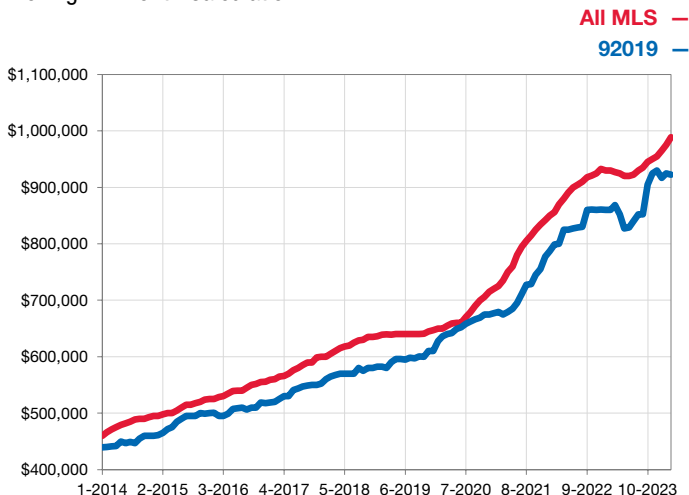
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	21	17	- 19.0%	68	67	- 1.5%
Pending Sales	20	21	+ 5.0%	54	63	+ 16.7%
Closed Sales	19	18	- 5.3%	50	59	+ 18.0%
Median Sales Price*	\$790,000	\$875,000	+ 10.8%	\$795,000	\$860,000	+ 8.2%
Percent of Original List Price Received*	100.2%	96.9%	- 3.3%	98.9%	98.8%	- 0.1%
Days on Market Until Sale	17	41	+ 141.2%	23	33	+ 43.5%
Inventory of Homes for Sale	23	16	- 30.4%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--

* 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	7	23	+ 228.6%	17	48	+ 182.4%
Pending Sales	9	15	+ 66.7%	20	26	+ 30.0%
Closed Sales	9	10	+ 11.1%	17	19	+ 11.8%
Median Sales Price*	\$490,000	\$530,000	+ 8.2%	\$469,000	\$517,000	+ 10.2%
Percent of Original List Price Received*	100.7%	99.8%	- 0.9%	99.2%	98.5%	- 0.7%
Days on Market Until Sale	23	19	- 17.4%	33	19	- 42.4%
Inventory of Homes for Sale	2	18	+ 800.0%	--	--	--
Months Supply of Inventory	0.2	2.3	+ 1050.0%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

