

Local Market Update for October 2021

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

92019

El Cajon

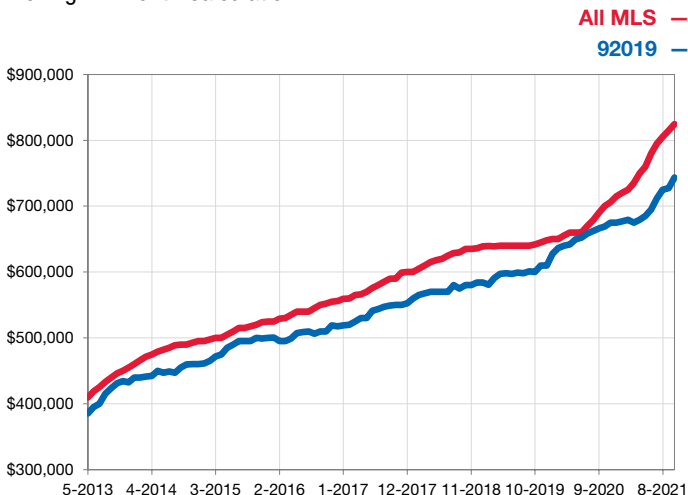
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	60	41	- 31.7%	469	437	- 6.8%
Pending Sales	39	38	- 2.6%	374	371	- 0.8%
Closed Sales	39	46	+ 17.9%	343	363	+ 5.8%
Median Sales Price*	\$649,900	\$812,000	+ 24.9%	\$675,000	\$755,000	+ 11.9%
Percent of Original List Price Received*	101.9%	99.6%	- 2.3%	100.1%	102.3%	+ 2.2%
Days on Market Until Sale	10	35	+ 250.0%	23	22	- 4.3%
Inventory of Homes for Sale	53	31	- 41.5%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--

* 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	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	25	14	- 44.0%	188	162	- 13.8%
Pending Sales	18	14	- 22.2%	133	141	+ 6.0%
Closed Sales	13	17	+ 30.8%	112	141	+ 25.9%
Median Sales Price*	\$389,000	\$445,000	+ 14.4%	\$370,000	\$445,000	+ 20.3%
Percent of Original List Price Received*	101.2%	100.2%	- 1.0%	99.8%	102.5%	+ 2.7%
Days on Market Until Sale	9	18	+ 100.0%	17	24	+ 41.2%
Inventory of Homes for Sale	29	10	- 65.5%	--	--	--
Months Supply of Inventory	2.4	0.7	- 70.8%	--	--	--

* 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

