

# Local Market Update for February 2024

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

## 92020

El Cajon

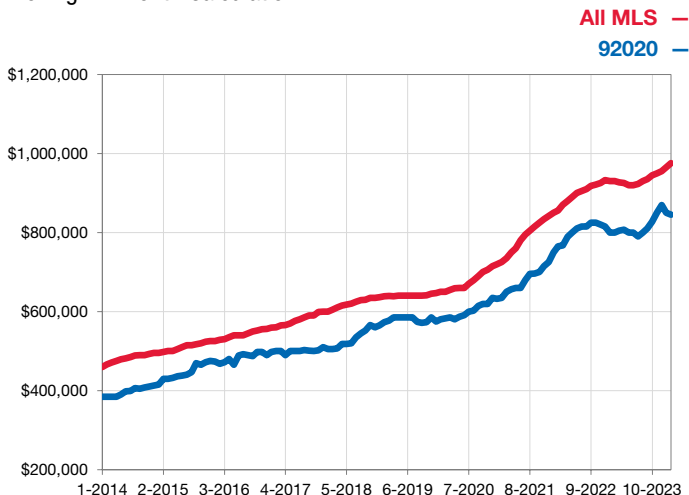
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	17	27	+ 58.8%	38	44	+ 15.8%
Pending Sales	19	23	+ 21.1%	35	37	+ 5.7%
Closed Sales	17	13	- 23.5%	29	28	- 3.4%
Median Sales Price*	\$775,000	\$765,000	- 1.3%	\$775,000	\$762,500	- 1.6%
Percent of Original List Price Received*	94.2%	99.2%	+ 5.3%	95.0%	99.0%	+ 4.2%
Days on Market Until Sale	38	28	- 26.3%	39	27	- 30.8%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	0.9	0.9	0.0%	--	--	--

\* 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	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	10	9	- 10.0%	16	24	+ 50.0%
Pending Sales	7	12	+ 71.4%	11	20	+ 81.8%
Closed Sales	5	10	+ 100.0%	9	14	+ 55.6%
Median Sales Price*	\$459,000	\$442,000	- 3.7%	\$400,000	\$454,000	+ 13.5%
Percent of Original List Price Received*	98.5%	100.0%	+ 1.5%	98.1%	100.7%	+ 2.7%
Days on Market Until Sale	19	33	+ 73.7%	23	31	+ 34.8%
Inventory of Homes for Sale	8	22	+ 175.0%	--	--	--
Months Supply of Inventory	1.0	2.8	+ 180.0%	--	--	--

\* 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

