

Local Market Update for November 2024

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

92020

El Cajon

Single Family

| Key Metrics | November | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 11-2023 | Thru 11-2024 | Percent Change |
| New Listings | 28 | 12 | - 57.1% | 244 | 320 | + 31.1% |
| Pending Sales | 18 | 15 | - 16.7% | 199 | 225 | + 13.1% |
| Closed Sales | 16 | 20 | + 25.0% | 194 | 223 | + 14.9% |
| Median Sales Price* | \$857,500 | \$882,000 | + 2.9% | \$849,500 | \$893,000 | + 5.1% |
| Percent of Original List Price Received* | 97.3% | 98.1% | + 0.8% | 99.8% | 99.4% | - 0.4% |
| Days on Market Until Sale | 21 | 37 | + 76.2% | 27 | 26 | - 3.7% |
| Inventory of Homes for Sale | 26 | 28 | + 7.7% | -- | -- | -- |
| Months Supply of Inventory | 1.5 | 1.4 | - 6.7% | -- | -- | -- |

* 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.

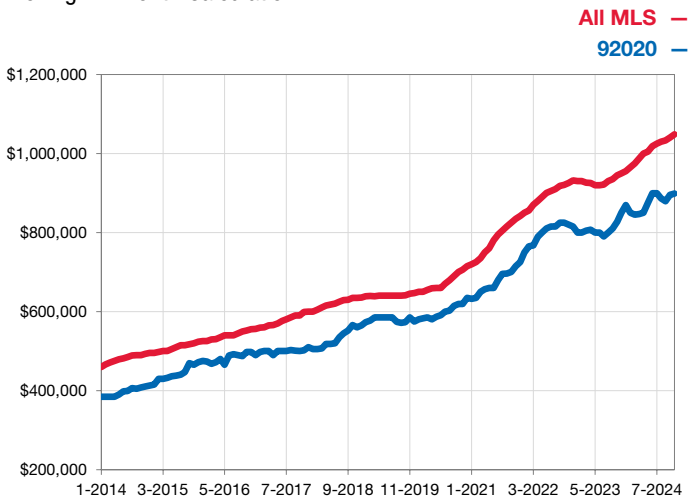
Townhouse-Condo

| Key Metrics | November | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| | 2023 | 2024 | Percent Change | Thru 11-2023 | Thru 11-2024 | Percent Change |
| New Listings | 18 | 7 | - 61.1% | 130 | 124 | - 4.6% |
| Pending Sales | 8 | 6 | - 25.0% | 82 | 82 | 0.0% |
| Closed Sales | 6 | 5 | - 16.7% | 79 | 79 | 0.0% |
| Median Sales Price* | \$453,500 | \$490,000 | + 8.0% | \$459,000 | \$460,000 | + 0.2% |
| Percent of Original List Price Received* | 102.0% | 97.6% | - 4.3% | 101.0% | 100.1% | - 0.9% |
| Days on Market Until Sale | 29 | 81 | + 179.3% | 21 | 35 | + 66.7% |
| Inventory of Homes for Sale | 30 | 18 | - 40.0% | -- | -- | -- |
| Months Supply of Inventory | 4.2 | 2.5 | - 40.5% | -- | -- | -- |

* 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

