

Local Market Update for January 2019

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

92020

El Cajon

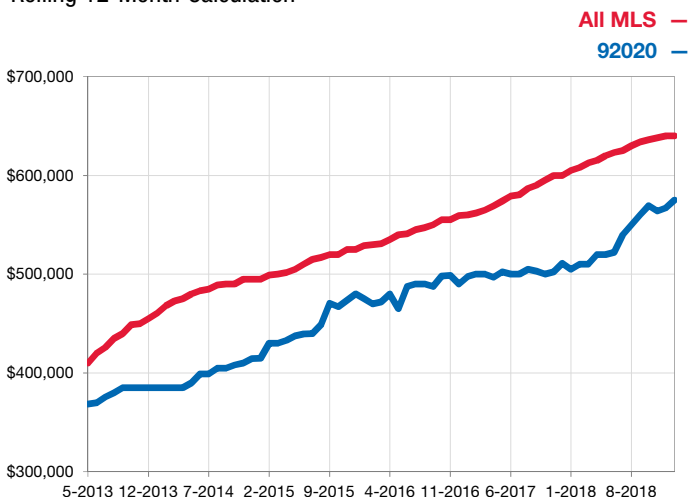
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	43	58	+ 34.9%	43	58	+ 34.9%
Pending Sales	31	31	0.0%	31	31	0.0%
Closed Sales	21	17	- 19.0%	21	17	- 19.0%
Median Sales Price*	\$475,000	\$555,000	+ 16.8%	\$475,000	\$555,000	+ 16.8%
Percent of Original List Price Received*	96.8%	95.4%	- 1.4%	96.8%	95.4%	- 1.4%
Days on Market Until Sale	39	25	- 35.9%	39	25	- 35.9%
Inventory of Homes for Sale	49	61	+ 24.5%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

* 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	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	10	13	+ 30.0%	10	13	+ 30.0%
Pending Sales	4	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	6	4	- 33.3%	6	4	- 33.3%
Median Sales Price*	\$271,500	\$289,950	+ 6.8%	\$271,500	\$289,950	+ 6.8%
Percent of Original List Price Received*	98.6%	96.4%	- 2.2%	98.6%	96.4%	- 2.2%
Days on Market Until Sale	10	22	+ 120.0%	10	22	+ 120.0%
Inventory of Homes for Sale	20	14	- 30.0%	--	--	--
Months Supply of Inventory	2.3	1.4	- 39.1%	--	--	--

* 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

