

Local Market Update for April 2018

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

92021

El Cajon

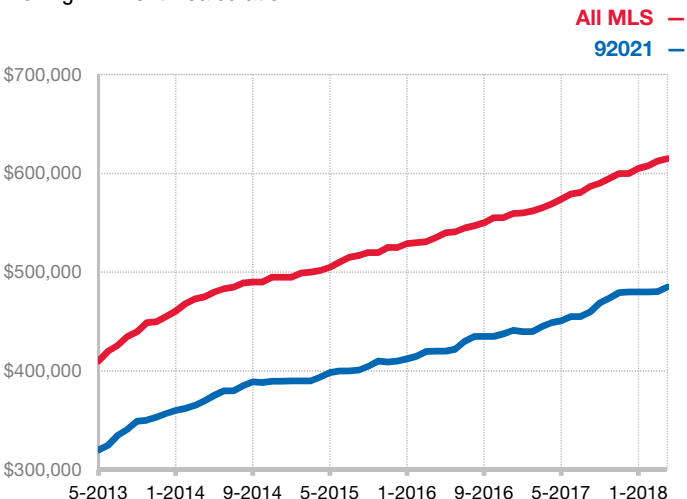
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	45	44	- 2.2%	179	165	- 7.8%
Pending Sales	32	26	- 18.8%	140	122	- 12.9%
Closed Sales	28	35	+ 25.0%	133	126	- 5.3%
Median Sales Price*	\$503,000	\$500,000	- 0.6%	\$470,000	\$485,000	+ 3.2%
Percent of Original List Price Received*	95.9%	99.4%	+ 3.6%	98.2%	97.7%	- 0.5%
Days on Market Until Sale	37	25	- 32.4%	33	26	- 21.2%
Inventory of Homes for Sale	58	51	- 12.1%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

* 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	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	16	24	+ 50.0%	56	88	+ 57.1%
Pending Sales	11	12	+ 9.1%	44	56	+ 27.3%
Closed Sales	11	10	- 9.1%	39	50	+ 28.2%
Median Sales Price*	\$258,000	\$282,500	+ 9.5%	\$249,000	\$275,000	+ 10.4%
Percent of Original List Price Received*	99.6%	95.9%	- 3.7%	98.9%	97.9%	- 1.0%
Days on Market Until Sale	39	21	- 46.2%	30	18	- 40.0%
Inventory of Homes for Sale	13	23	+ 76.9%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

