

Local Market Update for July 2018

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

92021

El Cajon

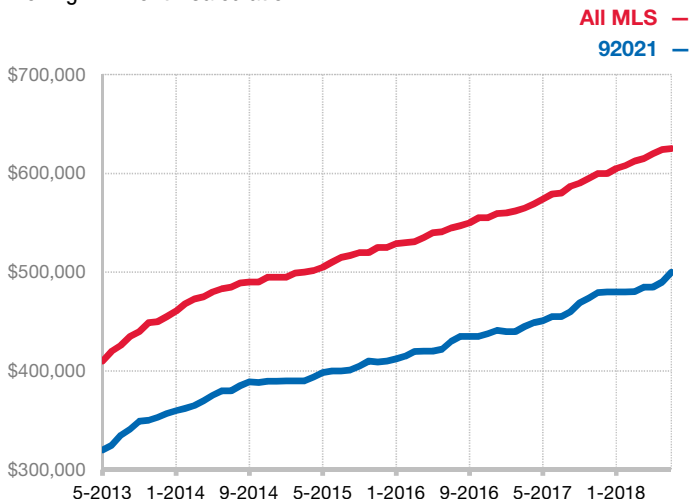
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	40	54	+ 35.0%	345	345	0.0%
Pending Sales	37	40	+ 8.1%	264	234	- 11.4%
Closed Sales	31	26	- 16.1%	242	222	- 8.3%
Median Sales Price*	\$469,000	\$525,700	+ 12.1%	\$473,700	\$500,000	+ 5.6%
Percent of Original List Price Received*	98.7%	97.8%	- 0.9%	98.5%	97.9%	- 0.6%
Days on Market Until Sale	22	25	+ 13.6%	27	25	- 7.4%
Inventory of Homes for Sale	53	75	+ 41.5%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

* 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	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	10	13	+ 30.0%	98	131	+ 33.7%
Pending Sales	10	12	+ 20.0%	81	93	+ 14.8%
Closed Sales	10	7	- 30.0%	78	87	+ 11.5%
Median Sales Price*	\$239,500	\$248,000	+ 3.5%	\$255,000	\$275,000	+ 7.8%
Percent of Original List Price Received*	99.1%	98.6%	- 0.5%	99.0%	98.3%	- 0.7%
Days on Market Until Sale	11	30	+ 172.7%	22	19	- 13.6%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--

* 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

