

Local Market Update for October 2021

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

92021

El Cajon

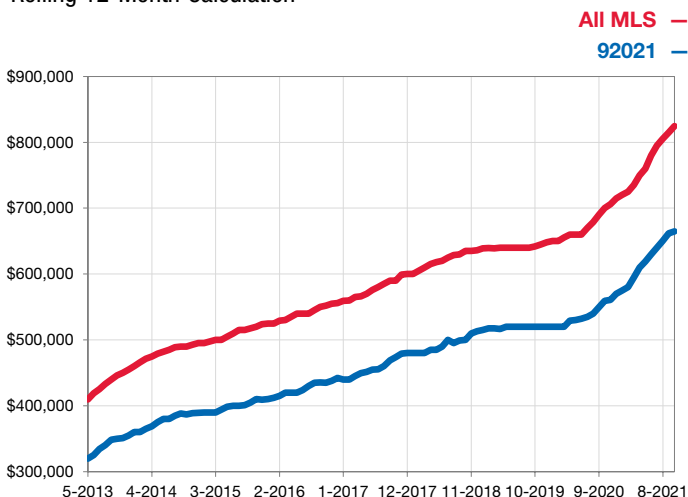
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	43	41	- 4.7%	401	456	+ 13.7%
Pending Sales	42	42	0.0%	342	393	+ 14.9%
Closed Sales	39	48	+ 23.1%	323	385	+ 19.2%
Median Sales Price*	\$625,000	\$670,000	+ 7.2%	\$565,000	\$670,000	+ 18.6%
Percent of Original List Price Received*	102.6%	100.9%	- 1.7%	100.2%	103.3%	+ 3.1%
Days on Market Until Sale	21	22	+ 4.8%	26	20	- 23.1%
Inventory of Homes for Sale	37	35	- 5.4%	--	--	--
Months Supply of Inventory	1.1	0.9	- 18.2%	--	--	--

* 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	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	15	14	- 6.7%	146	132	- 9.6%
Pending Sales	6	9	+ 50.0%	119	125	+ 5.0%
Closed Sales	15	14	- 6.7%	125	127	+ 1.6%
Median Sales Price*	\$350,000	\$368,500	+ 5.3%	\$315,000	\$369,000	+ 17.1%
Percent of Original List Price Received*	99.4%	102.0%	+ 2.6%	98.9%	103.3%	+ 4.4%
Days on Market Until Sale	24	19	- 20.8%	27	20	- 25.9%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	1.6	0.5	- 68.8%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

