

Local Market Update for January 2019

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

92021

El Cajon

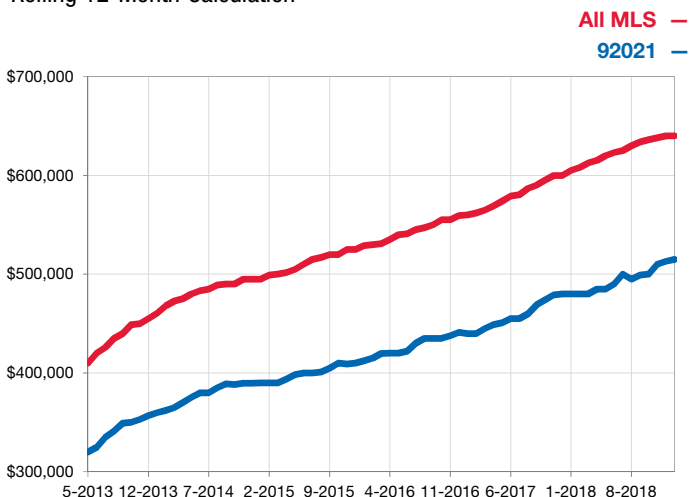
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	43	59	+ 37.2%	43	59	+ 37.2%
Pending Sales	31	29	- 6.5%	31	29	- 6.5%
Closed Sales	35	20	- 42.9%	35	20	- 42.9%
Median Sales Price*	\$500,000	\$571,500	+ 14.3%	\$500,000	\$571,500	+ 14.3%
Percent of Original List Price Received*	97.0%	95.5%	- 1.5%	97.0%	95.5%	- 1.5%
Days on Market Until Sale	29	47	+ 62.1%	29	47	+ 62.1%
Inventory of Homes for Sale	45	77	+ 71.1%	--	--	--
Months Supply of Inventory	1.2	2.4	+ 100.0%	--	--	--

* 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	26	20	- 23.1%	26	20	- 23.1%
Pending Sales	13	15	+ 15.4%	13	15	+ 15.4%
Closed Sales	9	9	0.0%	9	9	0.0%
Median Sales Price*	\$260,000	\$310,000	+ 19.2%	\$260,000	\$310,000	+ 19.2%
Percent of Original List Price Received*	96.0%	96.7%	+ 0.7%	96.0%	96.7%	+ 0.7%
Days on Market Until Sale	22	22	0.0%	22	22	0.0%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--

* 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

