

Local Market Update for November 2024

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

92021

El Cajon

Single Family

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	21	25	+ 19.0%	325	378	+ 16.3%
Pending Sales	18	23	+ 27.8%	265	280	+ 5.7%
Closed Sales	17	19	+ 11.8%	260	272	+ 4.6%
Median Sales Price*	\$855,000	\$825,000	- 3.5%	\$770,000	\$817,500	+ 6.2%
Percent of Original List Price Received*	99.7%	101.1%	+ 1.4%	101.3%	100.1%	- 1.2%
Days on Market Until Sale	34	17	- 50.0%	25	24	- 4.0%
Inventory of Homes for Sale	28	36	+ 28.6%	--	--	--
Months Supply of Inventory	1.2	1.5	+ 25.0%	--	--	--

* 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.

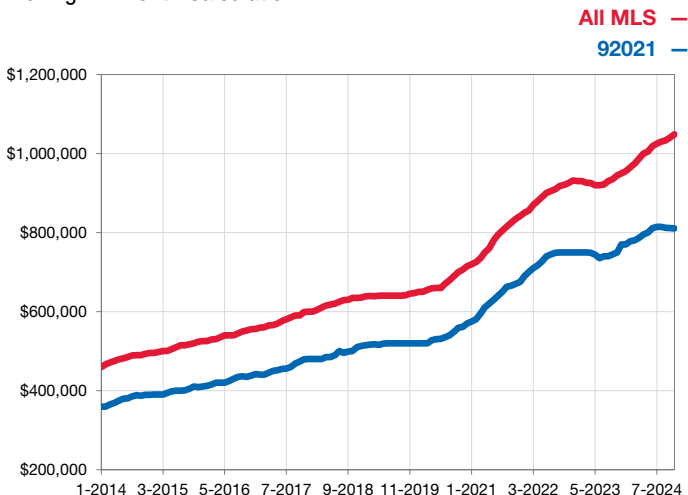
Townhouse-Condo

Key Metrics	November			Year to Date		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	6	12	+ 100.0%	124	132	+ 6.5%
Pending Sales	8	8	0.0%	100	79	- 21.0%
Closed Sales	3	4	+ 33.3%	94	72	- 23.4%
Median Sales Price*	\$470,000	\$677,500	+ 44.1%	\$480,000	\$517,500	+ 7.8%
Percent of Original List Price Received*	100.1%	94.4%	- 5.7%	102.7%	99.4%	- 3.2%
Days on Market Until Sale	16	24	+ 50.0%	19	30	+ 57.9%
Inventory of Homes for Sale	12	24	+ 100.0%	--	--	--
Months Supply of Inventory	1.4	3.6	+ 157.1%	--	--	--

* 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

