

Local Market Update for March 2024

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

92021

El Cajon

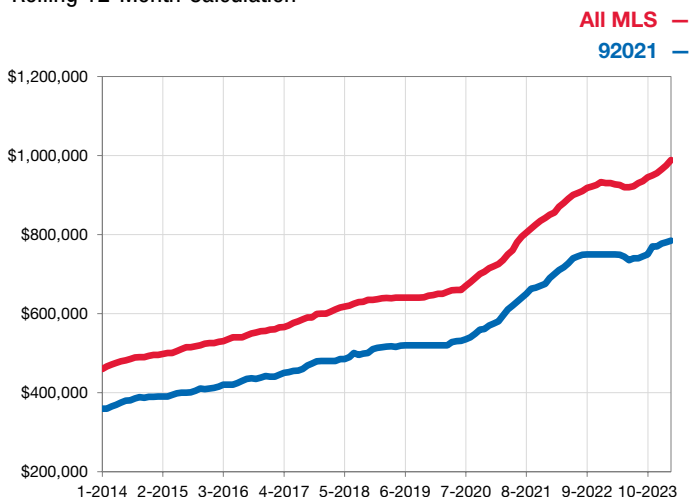
| Single Family | March | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 3-2023 | Thru 3-2024 | Percent Change |
| New Listings | 33 | 31 | - 6.1% | 90 | 98 | + 8.9% |
| Pending Sales | 33 | 34 | + 3.0% | 76 | 85 | + 11.8% |
| Closed Sales | 26 | 22 | - 15.4% | 64 | 64 | 0.0% |
| Median Sales Price* | \$788,750 | \$840,000 | + 6.5% | \$735,000 | \$810,500 | + 10.3% |
| Percent of Original List Price Received* | 100.9% | 98.8% | - 2.1% | 98.9% | 99.2% | + 0.3% |
| Days on Market Until Sale | 31 | 29 | - 6.5% | 35 | 28 | - 20.0% |
| Inventory of Homes for Sale | 29 | 24 | - 17.2% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.0 | 0.0% | -- | -- | -- |

* 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 | March | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2023 | 2024 | Percent Change | Thru 3-2023 | Thru 3-2024 | Percent Change |
| New Listings | 14 | 9 | - 35.7% | 36 | 33 | - 8.3% |
| Pending Sales | 10 | 10 | 0.0% | 28 | 25 | - 10.7% |
| Closed Sales | 15 | 9 | - 40.0% | 25 | 20 | - 20.0% |
| Median Sales Price* | \$450,000 | \$510,000 | + 13.3% | \$435,000 | \$517,450 | + 19.0% |
| Percent of Original List Price Received* | 103.1% | 100.1% | - 2.9% | 101.0% | 99.2% | - 1.8% |
| Days on Market Until Sale | 15 | 35 | + 133.3% | 23 | 37 | + 60.9% |
| Inventory of Homes for Sale | 9 | 12 | + 33.3% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.5 | + 50.0% | -- | -- | -- |

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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

