

Local Market Update for October 2024

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

92019

El Cajon

Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	28	36	+ 28.6%	245	288	+ 17.6%
Pending Sales	18	21	+ 16.7%	188	206	+ 9.6%
Closed Sales	22	20	- 9.1%	182	200	+ 9.9%
Median Sales Price*	\$1,039,500	\$977,575	- 6.0%	\$930,000	\$930,000	0.0%
Percent of Original List Price Received*	96.7%	98.2%	+ 1.6%	99.3%	98.9%	- 0.4%
Days on Market Until Sale	20	21	+ 5.0%	24	27	+ 12.5%
Inventory of Homes for Sale	30	51	+ 70.0%	--	--	--
Months Supply of Inventory	1.6	2.7	+ 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.

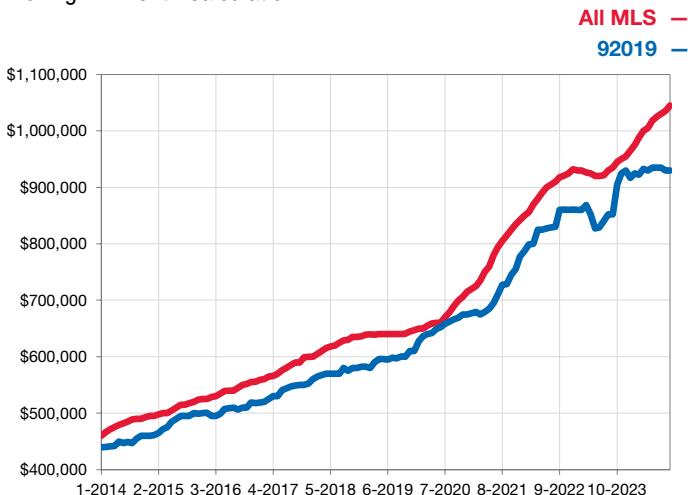
Townhouse-Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	6	17	+ 183.3%	92	149	+ 62.0%
Pending Sales	7	10	+ 42.9%	78	95	+ 21.8%
Closed Sales	5	7	+ 40.0%	75	87	+ 16.0%
Median Sales Price*	\$510,000	\$590,000	+ 15.7%	\$520,000	\$543,000	+ 4.4%
Percent of Original List Price Received*	101.3%	98.5%	- 2.8%	100.7%	99.4%	- 1.3%
Days on Market Until Sale	8	38	+ 375.0%	18	23	+ 27.8%
Inventory of Homes for Sale	7	20	+ 185.7%	--	--	--
Months Supply of Inventory	1.0	2.3	+ 130.0%	--	--	--

* 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

