

# Local Market Update for August 2024

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

## 92020

El Cajon

### Single Family

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	23	43	+ 87.0%	174	243	+ 39.7%
Pending Sales	23	21	- 8.7%	156	169	+ 8.3%
Closed Sales	20	13	- 35.0%	145	157	+ 8.3%
Median Sales Price*	\$1,042,500	\$1,015,000	- 2.6%	\$850,000	\$893,000	+ 5.1%
Percent of Original List Price Received*	102.3%	95.6%	- 6.5%	100.1%	99.6%	- 0.5%
Days on Market Until Sale	23	27	+ 17.4%	30	26	- 13.3%
Inventory of Homes for Sale	17	42	+ 147.1%	--	--	--
Months Supply of Inventory	0.9	2.2	+ 144.4%	--	--	--

\* 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.

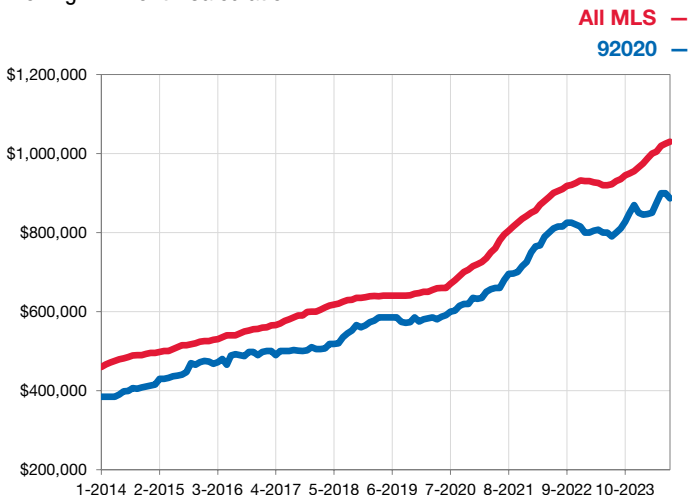
### Townhouse-Condo

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	18	9	- 50.0%	80	95	+ 18.8%
Pending Sales	8	8	0.0%	54	67	+ 24.1%
Closed Sales	9	5	- 44.4%	54	62	+ 14.8%
Median Sales Price*	\$490,000	\$412,000	- 15.9%	\$472,500	\$455,000	- 3.7%
Percent of Original List Price Received*	103.0%	96.0%	- 6.8%	101.0%	100.3%	- 0.7%
Days on Market Until Sale	9	44	+ 388.9%	20	32	+ 60.0%
Inventory of Homes for Sale	21	18	- 14.3%	--	--	--
Months Supply of Inventory	3.3	2.1	- 36.4%	--	--	--

\* 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

