

# Local Market Update for October 2024

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

## 92020

El Cajon

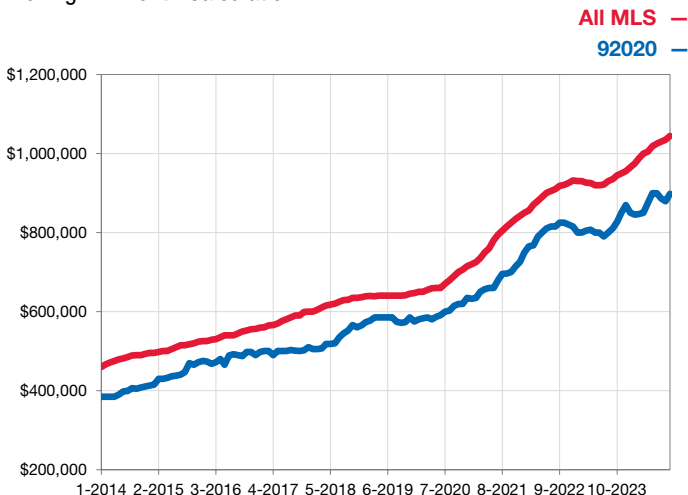
Single Family	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
<b>Key Metrics</b>						
New Listings	25	26	+ 4.0%	216	305	+ 41.2%
Pending Sales	12	23	+ 91.7%	181	214	+ 18.2%
Closed Sales	18	23	+ 27.8%	178	198	+ 11.2%
Median Sales Price*	\$823,000	\$900,000	+ 9.4%	\$849,500	\$894,000	+ 5.2%
Percent of Original List Price Received*	98.5%	97.6%	- 0.9%	100.0%	99.4%	- 0.6%
Days on Market Until Sale	24	28	+ 16.7%	28	25	- 10.7%
Inventory of Homes for Sale	22	35	+ 59.1%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

\* 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	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
<b>Key Metrics</b>						
New Listings	22	10	- 54.5%	112	115	+ 2.7%
Pending Sales	6	5	- 16.7%	74	77	+ 4.1%
Closed Sales	13	5	- 61.5%	73	74	+ 1.4%
Median Sales Price*	\$445,000	\$506,000	+ 13.7%	\$460,000	\$455,000	- 1.1%
Percent of Original List Price Received*	99.0%	101.5%	+ 2.5%	100.9%	100.3%	- 0.6%
Days on Market Until Sale	19	28	+ 47.4%	20	32	+ 60.0%
Inventory of Homes for Sale	24	18	- 25.0%	--	--	--
Months Supply of Inventory	3.6	2.4	- 33.3%	--	--	--

\* 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

