

# Local Market Update for December 2024

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

## 92021

El Cajon

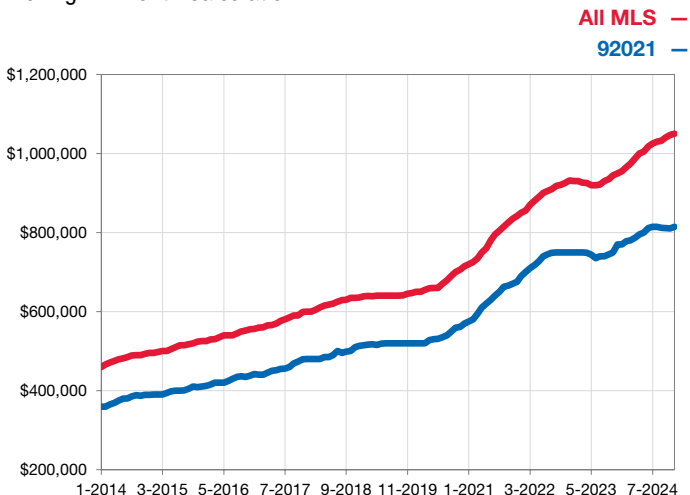
Single Family	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
<b>Key Metrics</b>						
New Listings	18	13	- 27.8%	343	392	+ 14.3%
Pending Sales	15	16	+ 6.7%	280	295	+ 5.4%
Closed Sales	22	26	+ 18.2%	282	299	+ 6.0%
Median Sales Price*	\$771,250	<b>\$815,000</b>	+ 5.7%	\$770,000	<b>\$815,000</b>	+ 5.8%
Percent of Original List Price Received*	99.2%	<b>99.7%</b>	+ 0.5%	101.1%	<b>100.1%</b>	- 1.0%
Days on Market Until Sale	27	31	+ 14.8%	25	25	0.0%
Inventory of Homes for Sale	25	24	- 4.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--

\* 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.

Townhouse-Condo	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
<b>Key Metrics</b>						
New Listings	3	4	+ 33.3%	127	135	+ 6.3%
Pending Sales	2	11	+ 450.0%	102	89	- 12.7%
Closed Sales	8	11	+ 37.5%	102	84	- 17.6%
Median Sales Price*	\$506,000	<b>\$520,000</b>	+ 2.8%	\$484,500	<b>\$517,500</b>	+ 6.8%
Percent of Original List Price Received*	100.7%	<b>97.5%</b>	- 3.2%	102.5%	<b>99.2%</b>	- 3.2%
Days on Market Until Sale	40	24	- 40.0%	21	29	+ 38.1%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

\* 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

