

Local Market Update for July 2024

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

92021

El Cajon

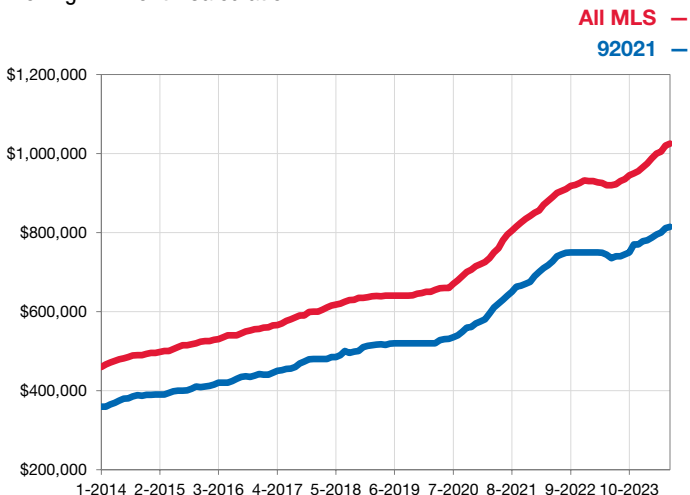
Single Family	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	30	25	- 16.7%	212	243	+ 14.6%
Pending Sales	21	29	+ 38.1%	176	188	+ 6.8%
Closed Sales	29	34	+ 17.2%	178	169	- 5.1%
Median Sales Price*	\$770,000	\$822,500	+ 6.8%	\$753,750	\$825,000	+ 9.5%
Percent of Original List Price Received*	103.5%	102.2%	- 1.3%	100.8%	100.2%	- 0.6%
Days on Market Until Sale	23	18	- 21.7%	28	24	- 14.3%
Inventory of Homes for Sale	32	38	+ 18.8%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

* 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	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	12	14	+ 16.7%	84	81	- 3.6%
Pending Sales	8	9	+ 12.5%	71	53	- 25.4%
Closed Sales	10	7	- 30.0%	69	47	- 31.9%
Median Sales Price*	\$496,000	\$442,000	- 10.9%	\$470,000	\$520,000	+ 10.6%
Percent of Original List Price Received*	102.5%	99.5%	- 2.9%	102.3%	99.7%	- 2.5%
Days on Market Until Sale	14	25	+ 78.6%	18	31	+ 72.2%
Inventory of Homes for Sale	10	21	+ 110.0%	--	--	--
Months Supply of Inventory	1.2	3.0	+ 150.0%	--	--	--

* 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

