

Local Market Update for May 2020

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

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Santee

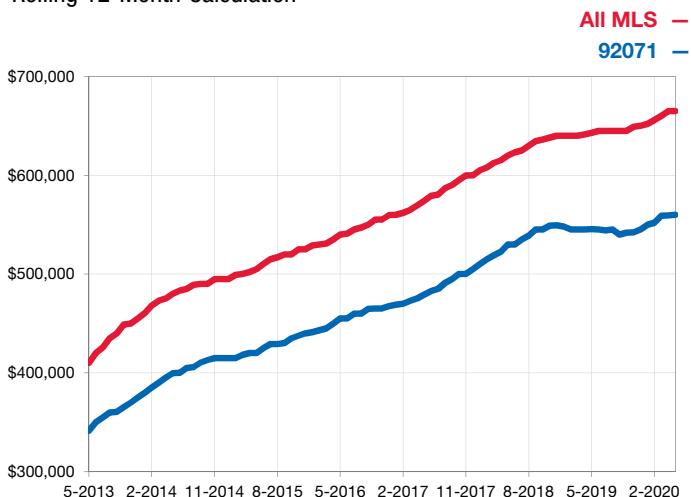
Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	74	52	- 29.7%	289	228	- 21.1%
Pending Sales	41	40	- 2.4%	217	174	- 19.8%
Closed Sales	42	26	- 38.1%	222	158	- 28.8%
Median Sales Price*	\$566,500	\$588,750	+ 3.9%	\$537,000	\$585,000	+ 8.9%
Percent of Original List Price Received*	97.7%	100.8%	+ 3.2%	97.6%	100.4%	+ 2.9%
Days on Market Until Sale	20	11	- 45.0%	35	19	- 45.7%
Inventory of Homes for Sale	70	48	- 31.4%	--	--	--
Months Supply of Inventory	1.7	1.3	- 23.5%	--	--	--

* 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.

Townhouse-Condo	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	34	25	- 26.5%	150	101	- 32.7%
Pending Sales	21	23	+ 9.5%	123	87	- 29.3%
Closed Sales	27	15	- 44.4%	118	79	- 33.1%
Median Sales Price*	\$406,000	\$421,000	+ 3.7%	\$385,000	\$405,000	+ 5.2%
Percent of Original List Price Received*	99.8%	101.9%	+ 2.1%	98.9%	100.4%	+ 1.5%
Days on Market Until Sale	17	17	0.0%	24	18	- 25.0%
Inventory of Homes for Sale	27	13	- 51.9%	--	--	--
Months Supply of Inventory	1.2	0.7	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

