

Local Market Update for February 2019

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

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Santee

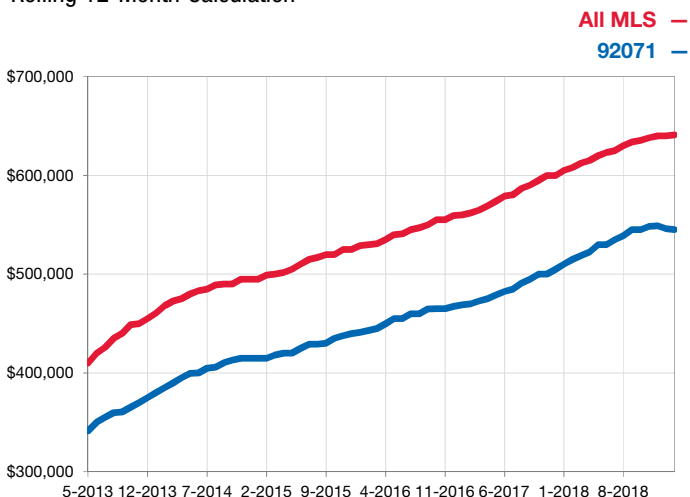
Single Family	February			Year to Date		
	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
Key Metrics						
New Listings	53	54	+ 1.9%	102	114	+ 11.8%
Pending Sales	32	45	+ 40.6%	62	90	+ 45.2%
Closed Sales	28	27	- 3.6%	58	71	+ 22.4%
Median Sales Price*	\$547,000	\$525,000	- 4.0%	\$535,000	\$507,500	- 5.1%
Percent of Original List Price Received*	97.8%	97.1%	- 0.7%	98.1%	96.8%	- 1.3%
Days on Market Until Sale	26	37	+ 42.3%	25	38	+ 52.0%
Inventory of Homes for Sale	57	55	- 3.5%	--	--	--
Months Supply of Inventory	1.5	1.2	- 20.0%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
Key Metrics						
New Listings	20	22	+ 10.0%	57	60	+ 5.3%
Pending Sales	23	24	+ 4.3%	53	45	- 15.1%
Closed Sales	28	19	- 32.1%	43	30	- 30.2%
Median Sales Price*	\$399,500	\$360,000	- 9.9%	\$385,000	\$360,000	- 6.5%
Percent of Original List Price Received*	99.4%	98.5%	- 0.9%	99.3%	98.5%	- 0.8%
Days on Market Until Sale	23	22	- 4.3%	21	22	+ 4.8%
Inventory of Homes for Sale	20	24	+ 20.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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

