

Local Market Update for July 2018

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

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Santee

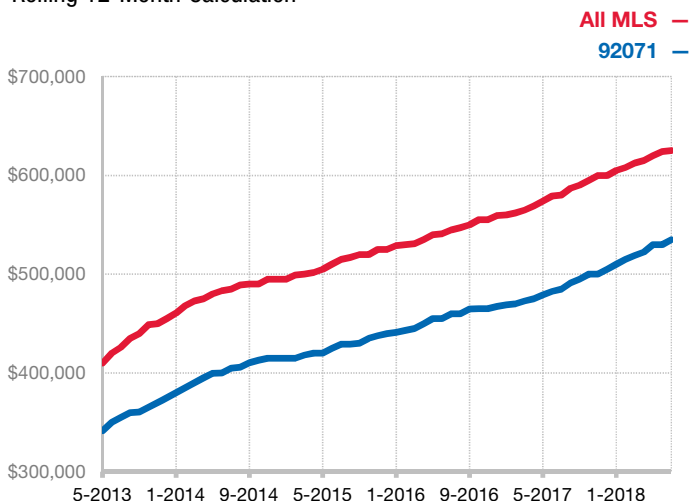
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	50	67	+ 34.0%	341	438	+ 28.4%
Pending Sales	40	46	+ 15.0%	278	327	+ 17.6%
Closed Sales	47	44	- 6.4%	262	294	+ 12.2%
Median Sales Price*	\$511,000	\$560,000	+ 9.6%	\$495,000	\$550,000	+ 11.1%
Percent of Original List Price Received*	98.1%	98.7%	+ 0.6%	98.3%	98.6%	+ 0.3%
Days on Market Until Sale	18	20	+ 11.1%	24	21	- 12.5%
Inventory of Homes for Sale	44	64	+ 45.5%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--

* 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		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	31	39	+ 25.8%	213	227	+ 6.6%
Pending Sales	29	25	- 13.8%	193	187	- 3.1%
Closed Sales	27	19	- 29.6%	182	172	- 5.5%
Median Sales Price*	\$338,000	\$410,000	+ 21.3%	\$340,000	\$375,000	+ 10.3%
Percent of Original List Price Received*	99.8%	99.6%	- 0.2%	99.1%	99.2%	+ 0.1%
Days on Market Until Sale	13	16	+ 23.1%	15	19	+ 26.7%
Inventory of Homes for Sale	14	31	+ 121.4%	--	--	--
Months Supply of Inventory	0.5	1.2	+ 140.0%	--	--	--

* 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

