

Local Market Update for October 2022

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

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Santee

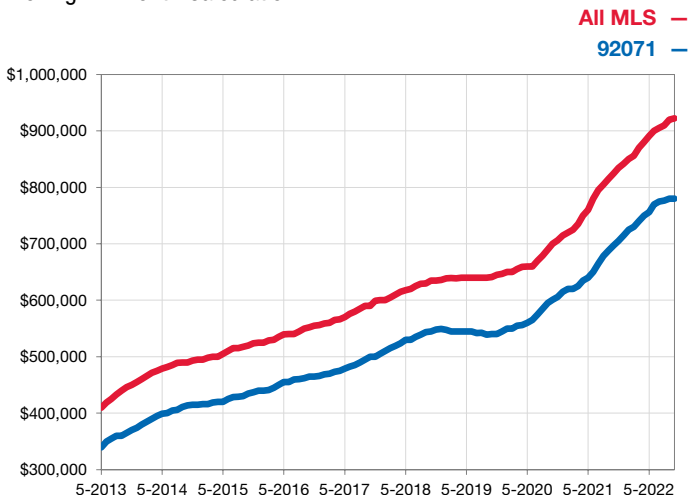
Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	63	35	- 44.4%	595	540	- 9.2%
Pending Sales	59	26	- 55.9%	519	386	- 25.6%
Closed Sales	48	39	- 18.8%	494	389	- 21.3%
Median Sales Price*	\$732,500	\$753,000	+ 2.8%	\$710,000	\$795,000	+ 12.0%
Percent of Original List Price Received*	100.6%	97.0%	- 3.6%	103.2%	102.8%	- 0.4%
Days on Market Until Sale	15	31	+ 106.7%	15	19	+ 26.7%
Inventory of Homes for Sale	39	57	+ 46.2%	--	--	--
Months Supply of Inventory	0.8	1.5	+ 87.5%	--	--	--

* 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	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	23	21	- 8.7%	299	296	- 1.0%
Pending Sales	25	19	- 24.0%	280	248	- 11.4%
Closed Sales	22	17	- 22.7%	273	237	- 13.2%
Median Sales Price*	\$515,000	\$490,000	- 4.9%	\$475,000	\$565,000	+ 18.9%
Percent of Original List Price Received*	101.4%	97.9%	- 3.5%	103.4%	103.0%	- 0.4%
Days on Market Until Sale	14	32	+ 128.6%	12	19	+ 58.3%
Inventory of Homes for Sale	20	24	+ 20.0%	--	--	--
Months Supply of Inventory	0.7	1.0	+ 42.9%	--	--	--

* 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

