

Local Market Update for September 2024

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

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Santee

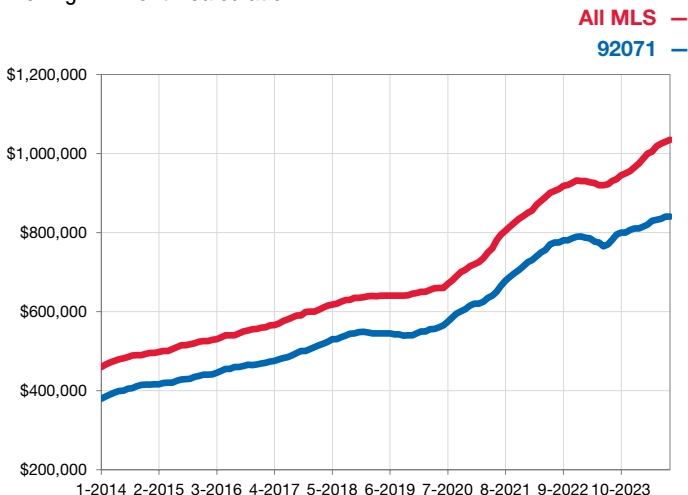
Single Family	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	24	28	+ 16.7%	272	295	+ 8.5%
Pending Sales	19	28	+ 47.4%	247	256	+ 3.6%
Closed Sales	21	30	+ 42.9%	249	245	- 1.6%
Median Sales Price*	\$820,000	\$830,000	+ 1.2%	\$805,000	\$850,000	+ 5.6%
Percent of Original List Price Received*	100.6%	100.2%	- 0.4%	101.6%	101.3%	- 0.3%
Days on Market Until Sale	23	50	+ 117.4%	22	23	+ 4.5%
Inventory of Homes for Sale	17	30	+ 76.5%	--	--	--
Months Supply of Inventory	0.6	1.1	+ 83.3%	--	--	--

* 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	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	16	21	+ 31.3%	173	236	+ 36.4%
Pending Sales	8	21	+ 162.5%	160	177	+ 10.6%
Closed Sales	16	18	+ 12.5%	169	159	- 5.9%
Median Sales Price*	\$587,500	\$612,500	+ 4.3%	\$570,000	\$605,000	+ 6.1%
Percent of Original List Price Received*	99.6%	97.2%	- 2.4%	101.3%	99.9%	- 1.4%
Days on Market Until Sale	21	36	+ 71.4%	21	25	+ 19.0%
Inventory of Homes for Sale	14	39	+ 178.6%	--	--	--
Months Supply of Inventory	0.8	2.2	+ 175.0%	--	--	--

* 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

