

Local Market Update for February 2024

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

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Santee

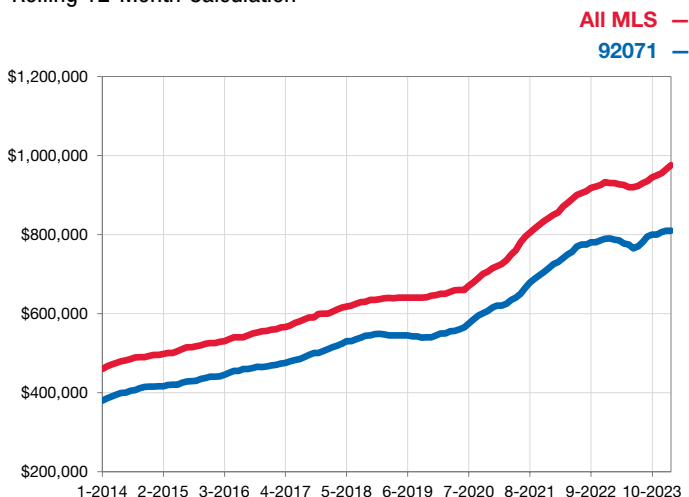
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	22	21	- 4.5%	48	43	- 10.4%
Pending Sales	16	27	+ 68.8%	46	50	+ 8.7%
Closed Sales	26	21	- 19.2%	52	39	- 25.0%
Median Sales Price*	\$755,000	\$780,000	+ 3.3%	\$755,000	\$790,000	+ 4.6%
Percent of Original List Price Received*	99.2%	99.5%	+ 0.3%	99.2%	99.7%	+ 0.5%
Days on Market Until Sale	33	19	- 42.4%	33	22	- 33.3%
Inventory of Homes for Sale	22	7	- 68.2%	--	--	--
Months Supply of Inventory	0.6	0.3	- 50.0%	--	--	--

* 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		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	21	19	- 9.5%	38	46	+ 21.1%
Pending Sales	21	20	- 4.8%	39	39	0.0%
Closed Sales	20	14	- 30.0%	38	21	- 44.7%
Median Sales Price*	\$572,000	\$542,500	- 5.2%	\$529,500	\$540,000	+ 2.0%
Percent of Original List Price Received*	99.2%	101.6%	+ 2.4%	98.1%	100.7%	+ 2.7%
Days on Market Until Sale	31	18	- 41.9%	30	22	- 26.7%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	0.5	0.8	+ 60.0%	--	--	--

* 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

