

Local Market Update for January 2024

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

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Santee

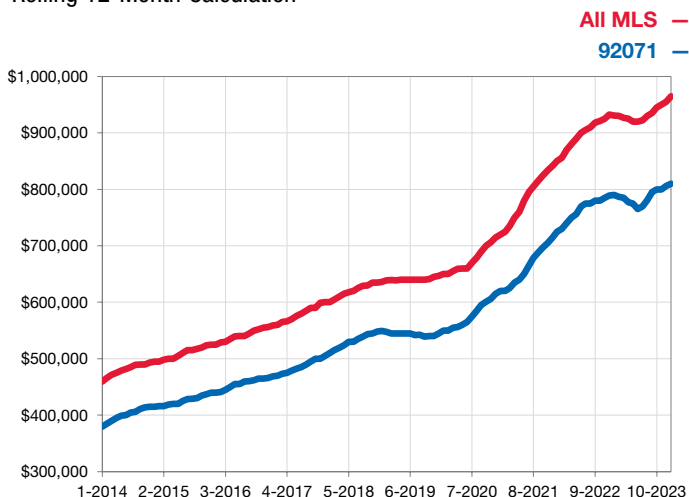
Single Family	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	26	22	- 15.4%	26	22	- 15.4%
Pending Sales	30	26	- 13.3%	30	26	- 13.3%
Closed Sales	26	18	- 30.8%	26	18	- 30.8%
Median Sales Price*	\$755,000	\$795,000	+ 5.3%	\$755,000	\$795,000	+ 5.3%
Percent of Original List Price Received*	99.3%	100.0%	+ 0.7%	99.3%	100.0%	+ 0.7%
Days on Market Until Sale	34	24	- 29.4%	34	24	- 29.4%
Inventory of Homes for Sale	20	11	- 45.0%	--	--	--
Months Supply of Inventory	0.5	0.4	- 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	January			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	17	26	+ 52.9%	17	26	+ 52.9%
Pending Sales	18	20	+ 11.1%	18	20	+ 11.1%
Closed Sales	18	7	- 61.1%	18	7	- 61.1%
Median Sales Price*	\$505,000	\$495,000	- 2.0%	\$505,000	\$495,000	- 2.0%
Percent of Original List Price Received*	96.9%	98.7%	+ 1.9%	96.9%	98.7%	+ 1.9%
Days on Market Until Sale	30	32	+ 6.7%	30	32	+ 6.7%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	0.5	0.7	+ 40.0%	--	--	--

* 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

