

Local Market Update for March 2024

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

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Santee

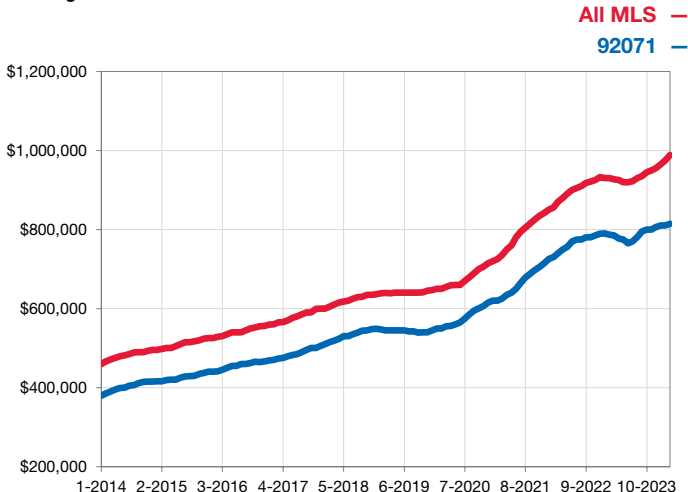
Single Family	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	41	25	- 39.0%	89	69	- 22.5%
Pending Sales	28	20	- 28.6%	74	69	- 6.8%
Closed Sales	19	21	+ 10.5%	71	61	- 14.1%
Median Sales Price*	\$797,000	\$825,000	+ 3.5%	\$760,000	\$790,000	+ 3.9%
Percent of Original List Price Received*	99.5%	103.8%	+ 4.3%	99.3%	101.1%	+ 1.8%
Days on Market Until Sale	27	12	- 55.6%	31	18	- 41.9%
Inventory of Homes for Sale	27	12	- 55.6%	--	--	--
Months Supply of Inventory	0.9	0.5	- 44.4%	--	--	--

* 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	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
Key Metrics						
New Listings	25	20	- 20.0%	63	66	+ 4.8%
Pending Sales	24	19	- 20.8%	63	58	- 7.9%
Closed Sales	20	23	+ 15.0%	58	45	- 22.4%
Median Sales Price*	\$507,259	\$595,000	+ 17.3%	\$517,500	\$580,800	+ 12.2%
Percent of Original List Price Received*	101.0%	101.1%	+ 0.1%	99.1%	100.9%	+ 1.8%
Days on Market Until Sale	34	26	- 23.5%	32	24	- 25.0%
Inventory of Homes for Sale	10	12	+ 20.0%	--	--	--
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

