

Local Market Update for December 2025

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

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Santee

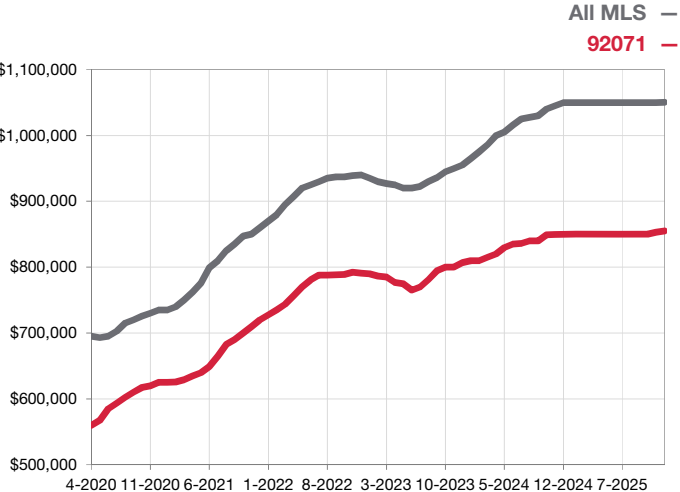
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	3	3	0.0%	351	408	+ 16.2%
Pending Sales	12	9	- 25.0%	322	333	+ 3.4%
Closed Sales	27	28	+ 3.7%	324	332	+ 2.5%
Median Sales Price*	\$842,000	\$847,500	+ 0.7%	\$850,000	\$855,000	+ 0.6%
Percent of Original List Price Received*	98.8%	99.0%	+ 0.2%	100.9%	99.7%	- 1.2%
Days on Market Until Sale	18	38	+ 111.1%	23	30	+ 30.4%
Inventory of Homes for Sale	22	9	- 59.1%	--	--	--
Months Supply of Inventory	0.8	0.3	- 62.5%	--	--	--

* 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.

Attached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	12	3	- 75.0%	275	244	- 11.3%
Pending Sales	11	18	+ 63.6%	221	168	- 24.0%
Closed Sales	18	11	- 38.9%	217	159	- 26.7%
Median Sales Price*	\$545,750	\$569,500	+ 4.4%	\$605,000	\$590,000	- 2.5%
Percent of Original List Price Received*	96.4%	98.7%	+ 2.4%	99.4%	98.3%	- 1.1%
Days on Market Until Sale	45	43	- 4.4%	29	41	+ 41.4%
Inventory of Homes for Sale	27	16	- 40.7%	--	--	--
Months Supply of Inventory	1.5	1.1	- 26.7%	--	--	--

* 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

