

Local Market Update for January 2026

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

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Santee

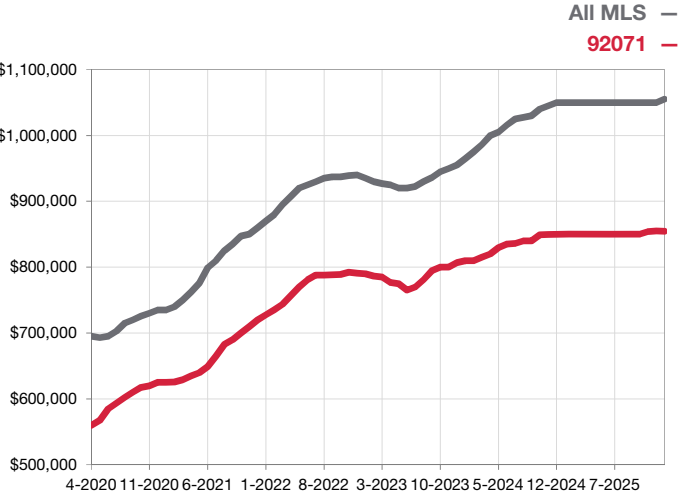
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	36	29	- 19.4%	36	29	- 19.4%
Pending Sales	28	26	- 7.1%	28	26	- 7.1%
Closed Sales	15	11	- 26.7%	15	11	- 26.7%
Median Sales Price*	\$850,000	\$820,000	- 3.5%	\$850,000	\$820,000	- 3.5%
Percent of Original List Price Received*	100.0%	101.0%	+ 1.0%	100.0%	101.0%	+ 1.0%
Days on Market Until Sale	36	30	- 16.7%	36	30	- 16.7%
Inventory of Homes for Sale	28	26	- 7.1%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--

* 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.

Attached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	25	22	- 12.0%	25	22	- 12.0%
Pending Sales	13	13	0.0%	13	13	0.0%
Closed Sales	10	11	+ 10.0%	10	11	+ 10.0%
Median Sales Price*	\$591,250	\$565,000	- 4.4%	\$591,250	\$565,000	- 4.4%
Percent of Original List Price Received*	97.6%	96.1%	- 1.5%	97.6%	96.1%	- 1.5%
Days on Market Until Sale	67	75	+ 11.9%	67	75	+ 11.9%
Inventory of Homes for Sale	31	37	+ 19.4%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--

* 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

