

Local Market Update for December 2025

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

92071

Santee

| Detached | December | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 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% | -- | -- | -- |

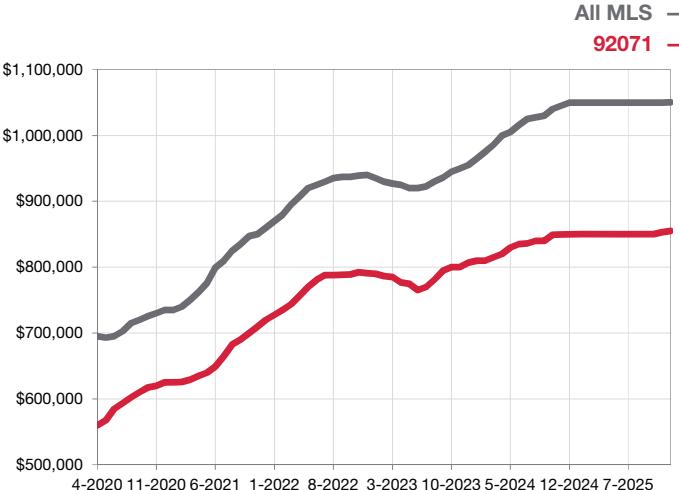
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 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

