

# Local Market Update for March 2025

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

## 92071

Santee

### Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	32	39	+ 21.9%	76	106	+ 39.5%
Pending Sales	20	29	+ 45.0%	69	81	+ 17.4%
Closed Sales	22	21	- 4.5%	62	65	+ 4.8%
Median Sales Price*	\$825,000	\$831,750	+ 0.8%	\$795,000	\$850,000	+ 6.9%
Percent of Original List Price Received*	104.0%	101.7%	- 2.2%	101.3%	101.4%	+ 0.1%
Days on Market Until Sale	12	29	+ 141.7%	18	26	+ 44.4%
Inventory of Homes for Sale	23	37	+ 60.9%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 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.

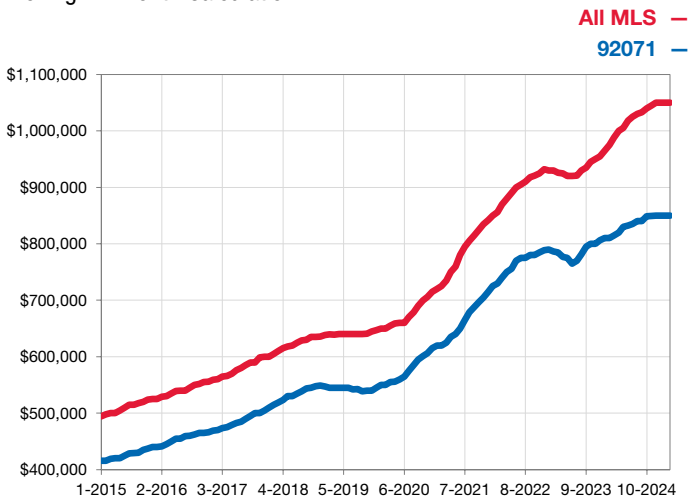
### Townhouse-Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	23	25	+ 8.7%	69	75	+ 8.7%
Pending Sales	18	23	+ 27.8%	57	51	- 10.5%
Closed Sales	23	14	- 39.1%	45	38	- 15.6%
Median Sales Price*	\$595,000	\$616,000	+ 3.5%	\$580,800	\$591,250	+ 1.8%
Percent of Original List Price Received*	101.1%	99.4%	- 1.7%	100.9%	99.1%	- 1.8%
Days on Market Until Sale	26	35	+ 34.6%	24	43	+ 79.2%
Inventory of Homes for Sale	17	34	+ 100.0%	--	--	--
Months Supply of Inventory	1.1	1.9	+ 72.7%	--	--	--

\* 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

