

Local Market Update for June 2025

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

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Santee

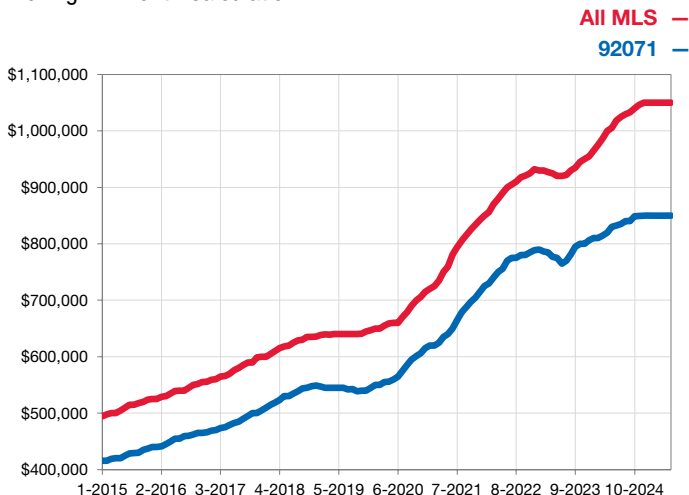
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	41	47	+ 14.6%	196	253	+ 29.1%
Pending Sales	28	32	+ 14.3%	163	172	+ 5.5%
Closed Sales	29	35	+ 20.7%	151	156	+ 3.3%
Median Sales Price*	\$863,000	\$860,000	- 0.3%	\$850,000	\$857,500	+ 0.9%
Percent of Original List Price Received*	101.9%	98.7%	- 3.1%	101.9%	100.6%	- 1.3%
Days on Market Until Sale	20	33	+ 65.0%	19	26	+ 36.8%
Inventory of Homes for Sale	37	54	+ 45.9%	--	--	--
Months Supply of Inventory	1.4	2.0	+ 42.9%	--	--	--

* 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.

Attached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	27	25	- 7.4%	149	152	+ 2.0%
Pending Sales	18	11	- 38.9%	113	89	- 21.2%
Closed Sales	15	17	+ 13.3%	100	88	- 12.0%
Median Sales Price*	\$630,000	\$600,000	- 4.8%	\$605,000	\$600,000	- 0.8%
Percent of Original List Price Received*	99.6%	96.8%	- 2.8%	100.5%	98.7%	- 1.8%
Days on Market Until Sale	15	36	+ 140.0%	21	40	+ 90.5%
Inventory of Homes for Sale	31	50	+ 61.3%	--	--	--
Months Supply of Inventory	1.9	3.0	+ 57.9%	--	--	--

* 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

