

Local Market Update for March 2026

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

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Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	45	36	- 20.0%	115	94	- 18.3%
Pending Sales	28	28	0.0%	80	75	- 6.3%
Closed Sales	21	18	- 14.3%	65	54	- 16.9%
Median Sales Price*	\$831,750	\$875,000	+ 5.2%	\$850,000	\$850,000	0.0%
Percent of Original List Price Received*	101.7%	100.9%	- 0.8%	101.4%	100.5%	- 0.9%
Days on Market Until Sale	29	23	- 20.7%	26	33	+ 26.9%
Inventory of Homes for Sale	47	33	- 29.8%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

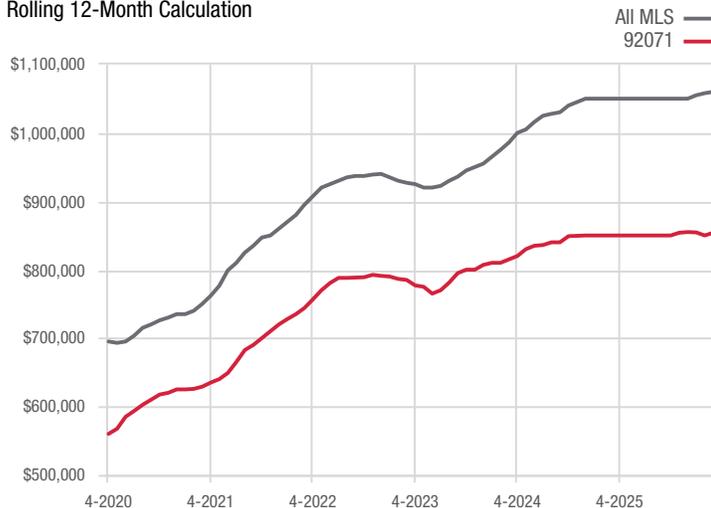
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	26	37	+ 42.3%	74	85	+ 14.9%
Pending Sales	21	14	- 33.3%	48	48	0.0%
Closed Sales	13	16	+ 23.1%	37	47	+ 27.0%
Median Sales Price*	\$625,000	\$659,000	+ 5.4%	\$600,000	\$615,000	+ 2.5%
Percent of Original List Price Received*	99.4%	99.7%	+ 0.3%	99.0%	98.4%	- 0.6%
Days on Market Until Sale	38	55	+ 44.7%	44	51	+ 15.9%
Inventory of Homes for Sale	37	45	+ 21.6%	—	—	—
Months Supply of Inventory	2.1	3.1	+ 47.6%	—	—	—

* 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

