

Local Market Update for February 2025

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

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Santee

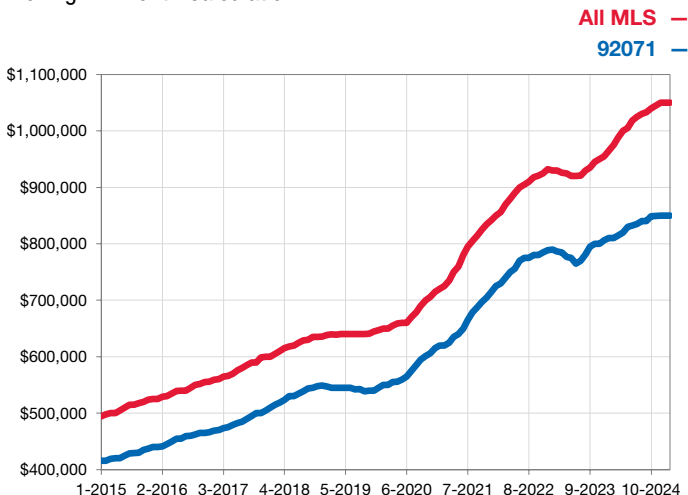
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	22	30	+ 36.4%	44	64	+ 45.5%
Pending Sales	26	24	- 7.7%	49	53	+ 8.2%
Closed Sales	22	29	+ 31.8%	40	44	+ 10.0%
Median Sales Price*	\$780,000	\$880,000	+ 12.8%	\$789,500	\$871,111	+ 10.3%
Percent of Original List Price Received*	99.6%	102.0%	+ 2.4%	99.8%	101.3%	+ 1.5%
Days on Market Until Sale	19	19	0.0%	21	25	+ 19.0%
Inventory of Homes for Sale	14	26	+ 85.7%	--	--	--
Months Supply of Inventory	0.5	1.0	+ 100.0%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	19	24	+ 26.3%	46	49	+ 6.5%
Pending Sales	20	14	- 30.0%	39	27	- 30.8%
Closed Sales	15	13	- 13.3%	22	23	+ 4.5%
Median Sales Price*	\$545,000	\$575,000	+ 5.5%	\$542,500	\$582,000	+ 7.3%
Percent of Original List Price Received*	101.7%	99.7%	- 2.0%	100.7%	98.8%	- 1.9%
Days on Market Until Sale	18	36	+ 100.0%	22	49	+ 122.7%
Inventory of Homes for Sale	14	34	+ 142.9%	--	--	--
Months Supply of Inventory	0.9	1.9	+ 111.1%	--	--	--

* 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

