

Local Market Update for May 2026

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

92071

Santee

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	48	44	- 8.3%	208	177	- 14.9%
Pending Sales	32	32	0.0%	139	135	- 2.9%
Closed Sales	26	20	- 23.1%	120	112	- 6.7%
Median Sales Price*	\$850,000	\$850,500	+ 0.1%	\$860,000	\$862,000	+ 0.2%
Percent of Original List Price Received*	100.9%	99.4%	- 1.5%	101.3%	100.2%	- 1.1%
Days on Market Until Sale	16	19	+ 18.8%	24	28	+ 16.7%
Inventory of Homes for Sale	54	42	- 22.2%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

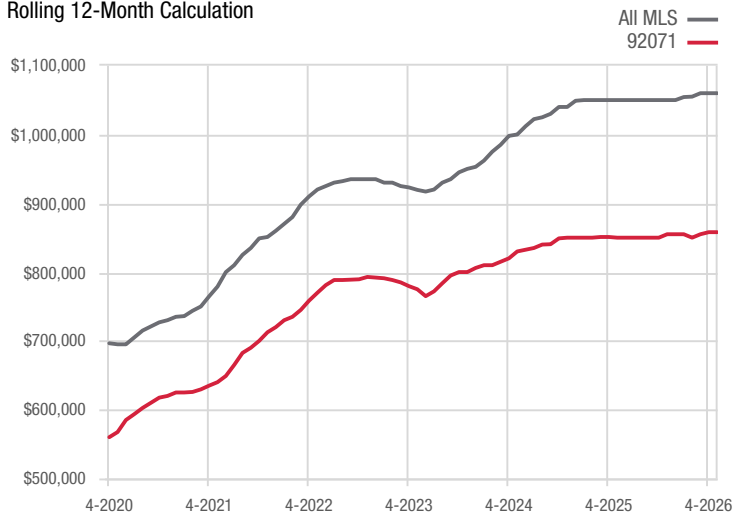
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	25	39	+ 56.0%	124	149	+ 20.2%
Pending Sales	13	18	+ 38.5%	76	88	+ 15.8%
Closed Sales	14	22	+ 57.1%	70	86	+ 22.9%
Median Sales Price*	\$685,000	\$552,500	- 19.3%	\$602,500	\$588,000	- 2.4%
Percent of Original List Price Received*	97.1%	98.8%	+ 1.8%	99.1%	98.9%	- 0.2%
Days on Market Until Sale	40	29	- 27.5%	42	42	0.0%
Inventory of Homes for Sale	43	55	+ 27.9%	—	—	—
Months Supply of Inventory	2.5	3.6	+ 44.0%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

