

Local Market Update for April 2025

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

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Santee

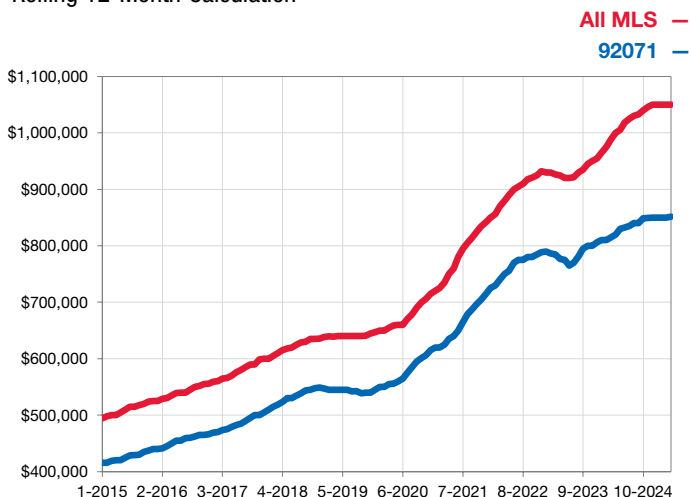
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	39	38	- 2.6%	115	147	+ 27.8%
Pending Sales	29	26	- 10.3%	98	106	+ 8.2%
Closed Sales	21	26	+ 23.8%	83	91	+ 9.6%
Median Sales Price*	\$920,000	\$887,500	- 3.5%	\$825,000	\$870,000	+ 5.5%
Percent of Original List Price Received*	102.9%	101.4%	- 1.5%	101.7%	101.4%	- 0.3%
Days on Market Until Sale	18	26	+ 44.4%	18	26	+ 44.4%
Inventory of Homes for Sale	30	45	+ 50.0%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	24	24	0.0%	93	100	+ 7.5%
Pending Sales	21	16	- 23.8%	78	65	- 16.7%
Closed Sales	20	19	- 5.0%	65	57	- 12.3%
Median Sales Price*	\$605,000	\$598,000	- 1.2%	\$584,000	\$598,000	+ 2.4%
Percent of Original List Price Received*	100.5%	100.9%	+ 0.4%	100.8%	99.7%	- 1.1%
Days on Market Until Sale	17	39	+ 129.4%	22	42	+ 90.9%
Inventory of Homes for Sale	17	39	+ 129.4%	--	--	--
Months Supply of Inventory	1.1	2.2	+ 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

