

# Local Market Update for July 2025

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

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Santee

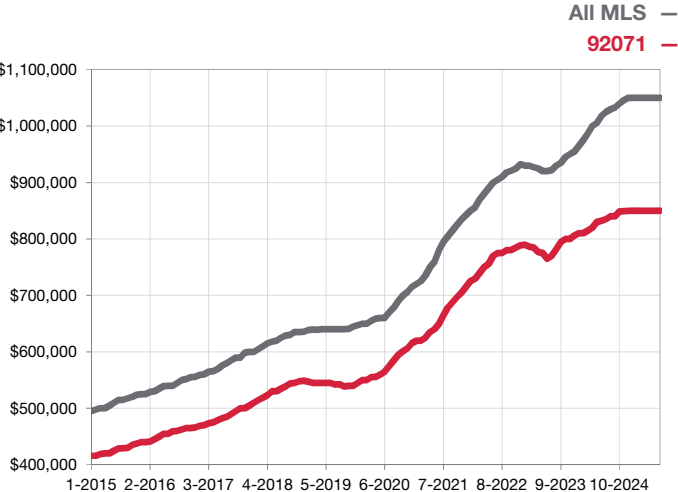
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	40	41	+ 2.5%	236	299	+ 26.7%
Pending Sales	39	35	- 10.3%	202	205	+ 1.5%
Closed Sales	29	29	0.0%	180	186	+ 3.3%
Median Sales Price*	\$895,000	\$857,500	- 4.2%	\$850,000	\$860,000	+ 1.2%
Percent of Original List Price Received*	100.3%	99.1%	- 1.2%	101.7%	100.4%	- 1.3%
Days on Market Until Sale	21	27	+ 28.6%	19	26	+ 36.8%
Inventory of Homes for Sale	34	54	+ 58.8%	--	--	--
Months Supply of Inventory	1.3	2.0	+ 53.8%	--	--	--

\* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	33	25	- 24.2%	182	180	- 1.1%
Pending Sales	18	14	- 22.2%	131	104	- 20.6%
Closed Sales	17	13	- 23.5%	117	101	- 13.7%
Median Sales Price*	\$636,000	\$585,000	- 8.0%	\$605,000	\$600,000	- 0.8%
Percent of Original List Price Received*	100.1%	98.5%	- 1.6%	100.4%	98.7%	- 1.7%
Days on Market Until Sale	21	32	+ 52.4%	21	39	+ 85.7%
Inventory of Homes for Sale	42	56	+ 33.3%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--

\* 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

