

Santee 92071

ZIP code · CA · California > San Diego County > Santee

BUYER'S MARKET

\$750K

MEDIAN SALE PRICE

-4.3%

1-YR CHANGE

546

SALES (12 MO)

\$788K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



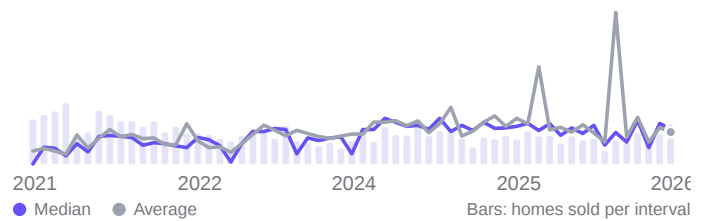
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$770K · Average \$757K

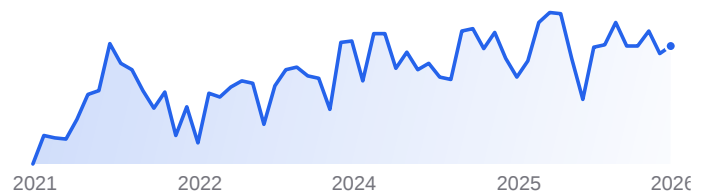
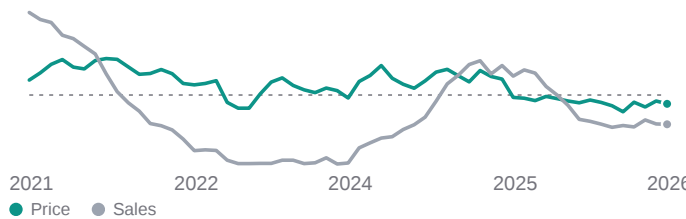


Growth (year over year)

Price -4.3% · Sales -14.2%

Price per square foot

\$527/ft²

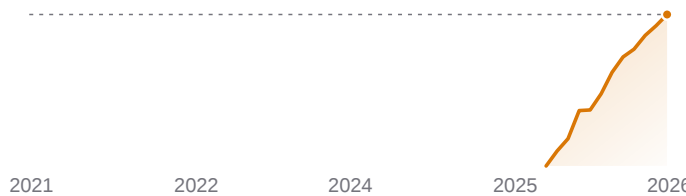


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

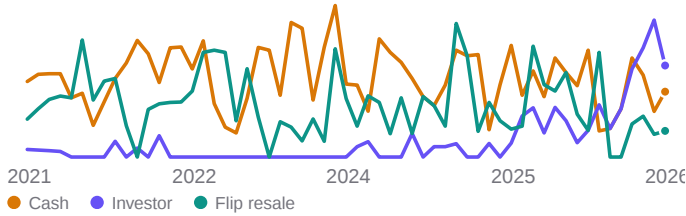
2.9%



BUYERS & OUTCOMES

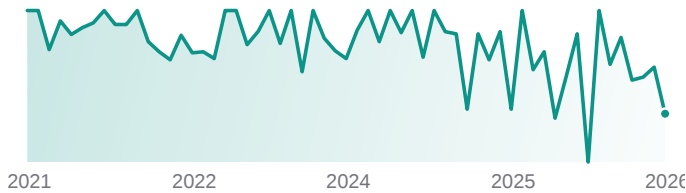
Buyer mix

Cash 10% · Investor 15% · Flip resale 4.2%



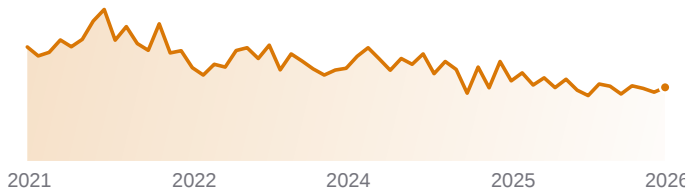
Sellers who sold at a gain

88%

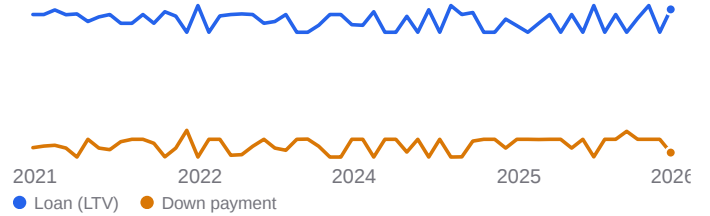


Median annualized return at resale

+5.2%

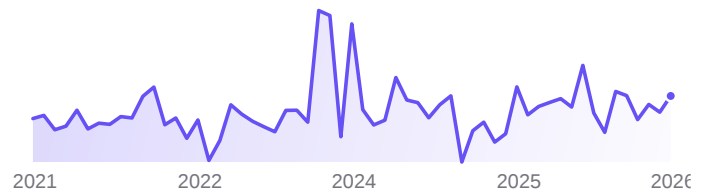


Financing (share of purchase price) Loan (LTV) 93% · Down payment 13%



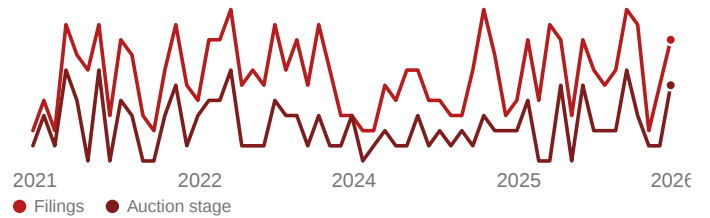
Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 8 · Auction stage 5



HOUSING STOCK

Homes	18,616
Median value (AVM)	\$788K
Median size	1,390 ft²
Median bedrooms	3
Median year built	1976
Single family	62%
Condos	23%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.0%
Owner occupied	73%
Company owned	44%
Median loan-to-value	48%

Typical ownership tenure

18.9 yrs

COMMUNITY

Population	60,697
Density	2,367 / mi²
Median household income	\$105K
Average household income	\$126K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	179
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	7.1%
Unemployment	1.3%
Average temp	63°F
Annual precip	14 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.