

Housing Supply Overview

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

February 2014

Market-wide numbers are well and good, but they don't always tell the full story. Breaking down the data to show activity by price range, property type or construction status can often lead to more meaningful insights. For the 12-month period spanning April 2013 through March 2014, Pending Sales in San Diego County were down 2.7 percent overall. The price range with the largest gain in sales was the \$1,000,001 to \$1,250,000 range, where they increased 32.9 percent.

The overall Median Sales Price was up 19.7 percent to \$407,000. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 27.7 percent to \$300,000. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 39 days; the price range that tended to sell the slowest was the \$250,000 Or Less range at 78 days.

Market-wide, inventory levels were down 10.0 percent. The property type that lost the least inventory was the Condos - Townhomes segment, where it decreased 9.7 percent. That amounts to 2.8 months supply for Single-Family Homes and 2.4 months supply for Condos - Townhomes.

Quick Facts

+ 32.9%

- 1.1%

+ 2.1%

Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$1,000,001 to \$1,250,000	1,500 Sq Ft and Below	Condos - Townhomes

Residential real estate activity in San Diego County, comprised of single family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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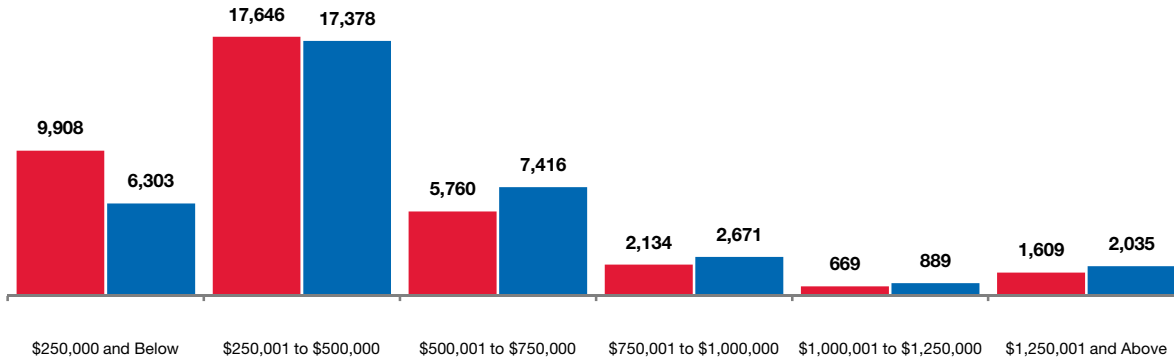
[Click on desired metric to jump to that page.](#)

Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month calculation.

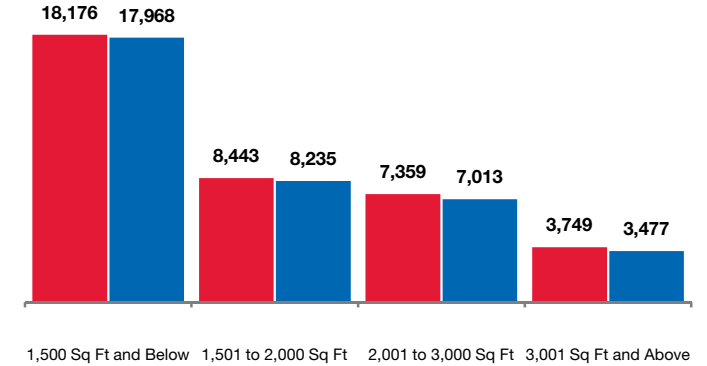
By Price Range

■ 02-2013 ■ 02-2014



By Square Feet

■ 02-2013 ■ 02-2014



All Properties

By Price Range	02-2013	02-2014	Change
\$250,000 and Below	9,908	6,303	- 36.4%
\$250,001 to \$500,000	17,646	17,378	- 1.5%
\$500,001 to \$750,000	5,760	7,416	+ 28.8%
\$750,001 to \$1,000,000	2,134	2,671	+ 25.2%
\$1,000,001 to \$1,250,000	669	889	+ 32.9%
\$1,250,001 and Above	1,609	2,035	+ 26.5%
All Price Ranges	37,728	36,693	- 2.7%

Single-Family Homes

02-2013	02-2014	Change	02-2013	02-2014	Change
4,042	2,151	- 46.8%	5,866	4,152	- 29.2%
13,532	11,851	- 12.4%	4,114	5,527	+ 34.3%
4,944	6,186	+ 25.1%	816	1,230	+ 50.7%
1,866	2,323	+ 24.5%	268	348	+ 29.9%
571	774	+ 35.6%	98	115	+ 17.3%
1,408	1,800	+ 27.8%	201	235	+ 16.9%
26,364	25,085	- 4.9%	11,364	11,608	+ 2.1%

Condos - Townhomes

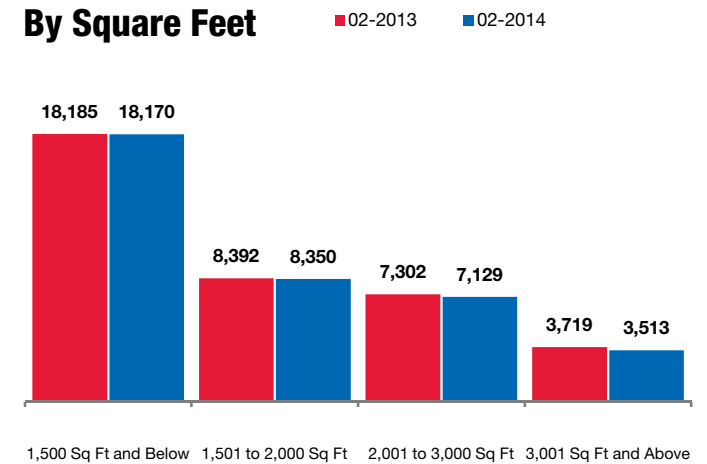
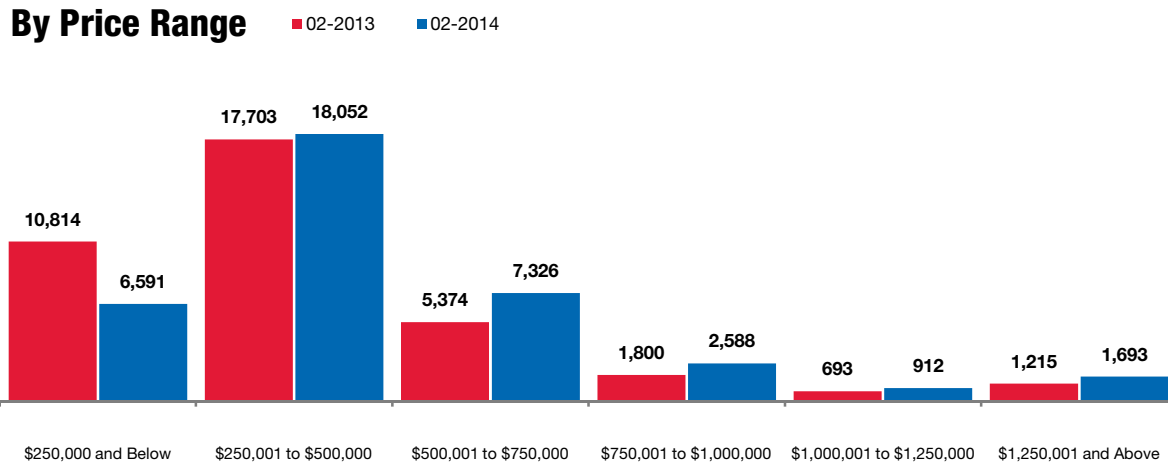
By Square Feet	02-2013	02-2014	Change
1,500 Sq Ft and Below	18,176	17,968	- 1.1%
1,501 to 2,000 Sq Ft	8,443	8,235	- 2.5%
2,001 to 3,000 Sq Ft	7,359	7,013	- 4.7%
3,001 Sq Ft and Above	3,749	3,477	- 7.3%
All Square Footage	37,728	36,693	- 2.7%

02-2013	02-2014	Change	02-2013	02-2014	Change
8,924	8,484	- 4.9%	9,252	9,484	+ 2.5%
6,661	6,497	- 2.5%	1,782	1,738	- 2.5%
7,056	6,656	- 5.7%	303	357	+ 17.8%
3,722	3,448	- 7.4%	27	29	+ 7.4%
26,364	25,085	- 4.9%	11,364	11,608	+ 2.1%



Closed Sales

A count of the actual sales that have closed in a given month. Based on a rolling 12-month calculation.



All Properties			
By Price Range	02-2013	02-2014	Change
\$250,000 and Below	10,814	6,591	- 39.1%
\$250,001 to \$500,000	17,703	18,052	+ 2.0%
\$500,001 to \$750,000	5,374	7,326	+ 36.3%
\$750,001 to \$1,000,000	1,800	2,588	+ 43.8%
\$1,000,001 to \$1,250,000	693	912	+ 31.6%
\$1,250,001 and Above	1,215	1,693	+ 39.3%
All Price Ranges	37,599	37,162	- 1.2%

Single-Family Homes			Condos - Townhomes		
02-2013	02-2014	Change	02-2013	02-2014	Change
4,591	2,230	- 51.4%	6,223	4,361	- 29.9%
13,753	12,432	- 9.6%	3,950	5,620	+ 42.3%
4,662	6,153	+ 32.0%	712	1,173	+ 64.7%
1,586	2,270	+ 43.1%	214	318	+ 48.6%
588	774	+ 31.6%	105	138	+ 31.4%
1,090	1,526	+ 40.0%	125	167	+ 33.6%
26,270	25,385	- 3.4%	11,329	11,777	+ 4.0%

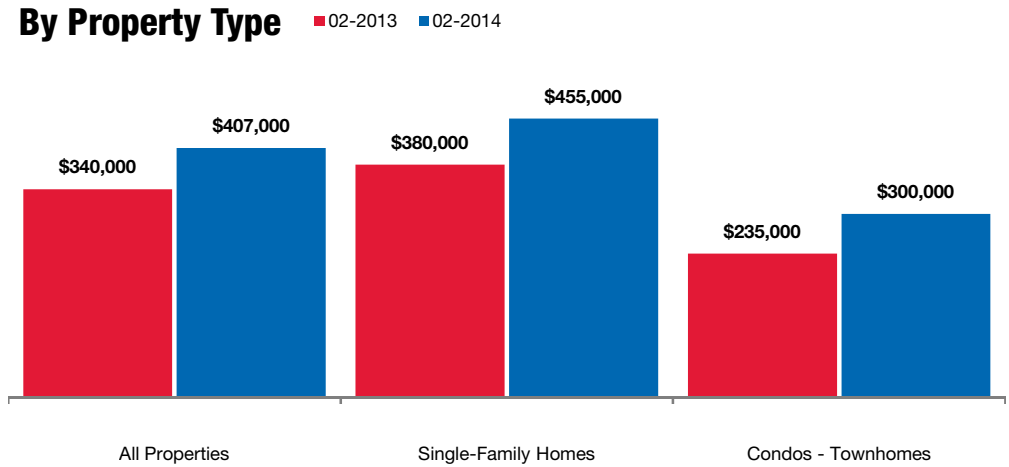
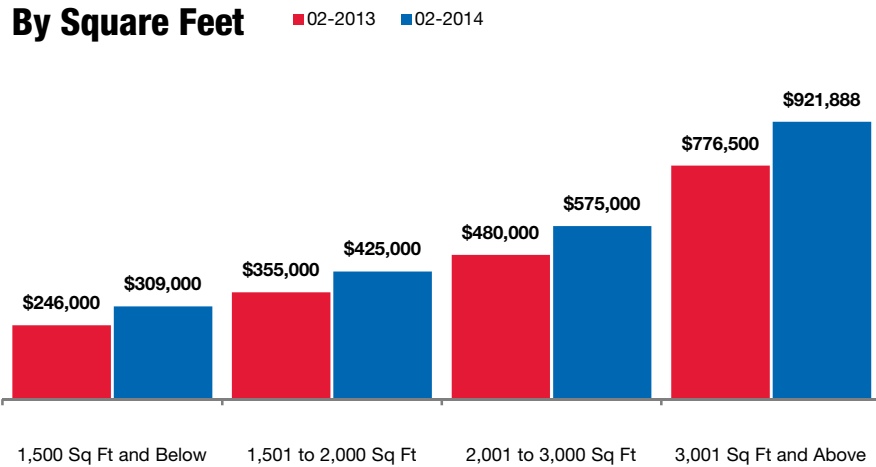
By Square Feet	02-2013	02-2014	Change
1,500 Sq Ft and Below	18,185	18,170	- 0.1%
1,501 to 2,000 Sq Ft	8,392	8,350	- 0.5%
2,001 to 3,000 Sq Ft	7,302	7,129	- 2.4%
3,001 Sq Ft and Above	3,719	3,513	- 5.5%
All Square Footage	37,599	37,162	- 1.2%

02-2013	02-2014	Change	02-2013	02-2014	Change
8,924	8,484	- 4.9%	9,252	9,484	+ 2.5%
6,661	6,497	- 2.5%	1,782	1,738	- 2.5%
7,056	6,656	- 5.7%	303	357	+ 17.8%
3,722	3,448	- 7.4%	27	29	+ 7.4%
26,270	25,385	- 3.4%	11,329	11,777	+ 4.0%



Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month. **Based on a rolling 12-month median.**



By Square Feet	All Properties		
	02-2013	02-2014	Change
1,500 Sq Ft and Below	\$246,000	\$309,000	+ 25.6%
1,501 to 2,000 Sq Ft	\$355,000	\$425,000	+ 19.7%
2,001 to 3,000 Sq Ft	\$480,000	\$575,000	+ 19.8%
3,001 Sq Ft and Above	\$776,500	\$921,888	+ 18.7%
All Square Footage	\$340,000	\$407,000	+ 19.7%

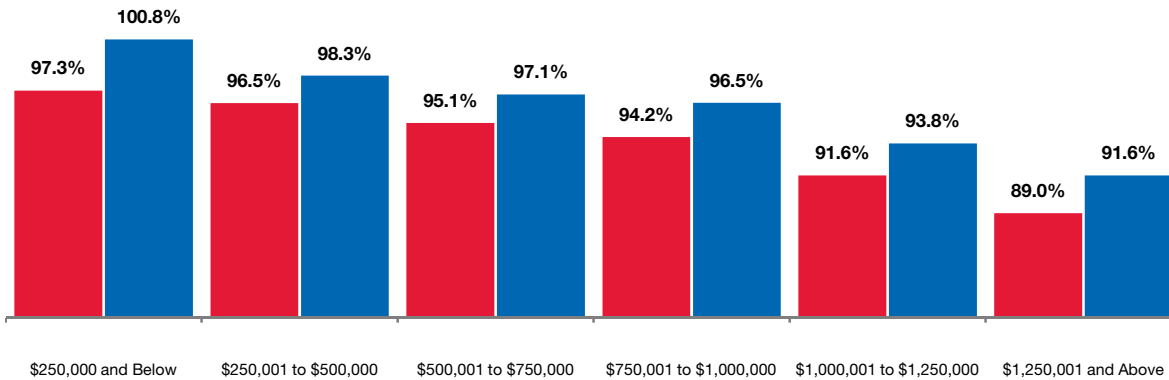
By Square Feet	Single-Family Homes			Condos - Townhomes		
	02-2013	02-2014	Change	02-2013	02-2014	Change
1,500 Sq Ft and Below	\$275,000	\$335,000	+ 21.8%	\$209,400	\$270,000	+ 28.9%
1,501 to 2,000 Sq Ft	\$352,000	\$425,000	+ 20.7%	\$375,000	\$435,000	+ 16.0%
2,001 to 3,000 Sq Ft	\$475,000	\$570,000	+ 20.0%	\$686,500	\$765,000	+ 11.4%
3,001 Sq Ft and Above	\$775,000	\$919,450	+ 18.6%	\$1,806,250	\$1,435,000	- 20.6%
All Square Footage	\$380,000	\$455,000	+ 19.7%	\$235,000	\$300,000	+ 27.7%

Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, in a given month, not accounting for seller concessions. **Based on a rolling 12-month average.**

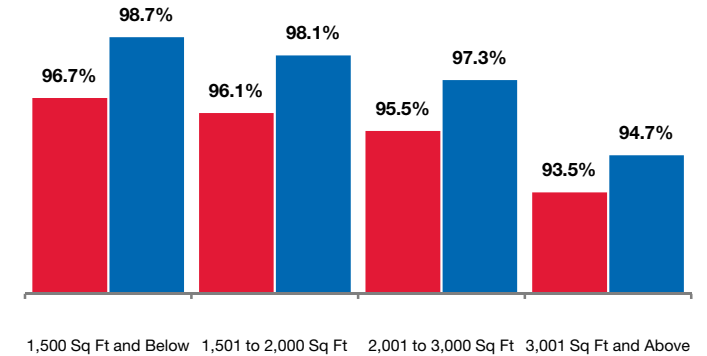
By Price Range

■ 02-2013 ■ 02-2014



By Square Feet

■ 02-2013 ■ 02-2014



All Properties

By Price Range	02-2013	02-2014	Change
\$250,000 and Below	97.3%	100.8%	+ 3.5%
\$250,001 to \$500,000	96.5%	98.3%	+ 1.9%
\$500,001 to \$750,000	95.1%	97.1%	+ 2.0%
\$750,001 to \$1,000,000	94.2%	96.5%	+ 2.4%
\$1,000,001 to \$1,250,000	91.6%	93.8%	+ 2.3%
\$1,250,001 and Above	89.0%	91.6%	+ 2.9%
All Price Ranges	96.0%	97.9%	+ 2.0%

Single-Family Homes

02-2013	02-2014	Change	02-2013	02-2014	Change
92.8%	93.8%	+ 1.1%	97.5%	101.0%	+ 3.6%
97.1%	98.7%	+ 1.6%	96.7%	98.7%	+ 2.1%
96.2%	97.7%	+ 1.6%	94.7%	97.0%	+ 2.4%
94.2%	96.6%	+ 2.6%	93.0%	95.3%	+ 2.5%
92.9%	95.1%	+ 2.4%	90.6%	91.9%	+ 1.4%
90.4%	92.6%	+ 2.4%	91.7%	92.9%	+ 1.3%
95.6%	97.4%	+ 1.8%	96.8%	99.1%	+ 2.4%

Condos - Townhomes

By Square Feet	02-2013	02-2014	Change
1,500 Sq Ft and Below	96.7%	98.7%	+ 2.1%
1,501 to 2,000 Sq Ft	96.1%	98.1%	+ 2.0%
2,001 to 3,000 Sq Ft	95.5%	97.3%	+ 1.8%
3,001 Sq Ft and Above	93.5%	94.7%	+ 1.3%
All Square Footage	96.0%	97.9%	+ 2.0%

02-2013	02-2014	Change	02-2013	02-2014	Change
96.0%	97.9%	+ 1.9%	97.2%	99.5%	+ 2.3%
96.3%	98.1%	+ 1.9%	95.5%	98.0%	+ 2.6%
95.7%	97.3%	+ 1.8%	92.5%	95.6%	+ 3.3%
93.5%	94.7%	+ 1.3%	90.3%	93.8%	+ 3.8%
95.6%	97.4%	+ 1.8%	96.8%	99.1%	+ 2.4%

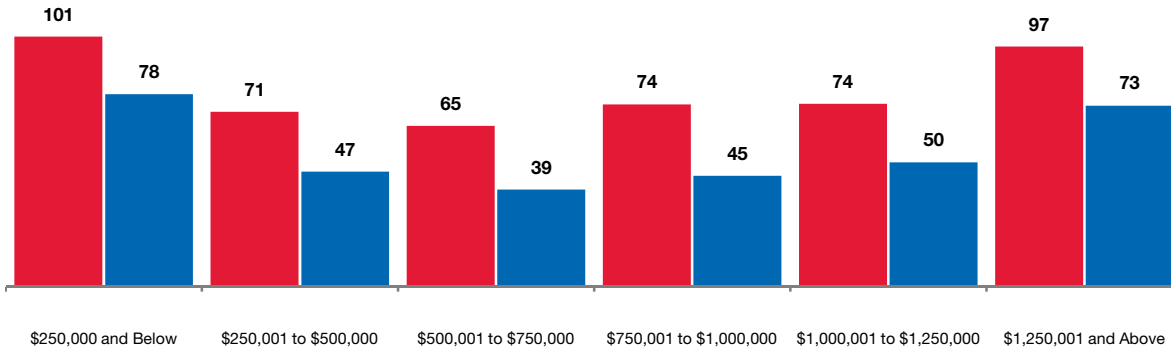


Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted, in a given month.
Based on a rolling 12-month average.

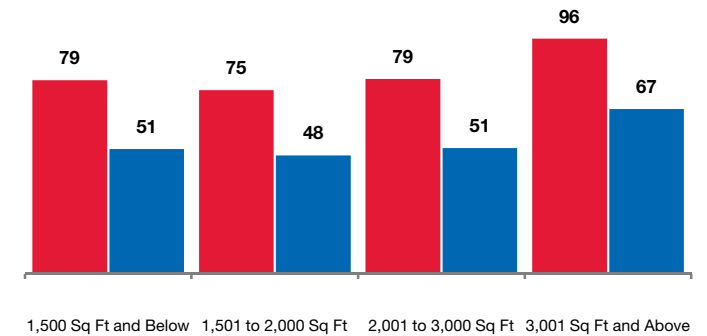
By Price Range

■ 02-2013 ■ 02-2014



By Square Feet

■ 02-2013 ■ 02-2014



All Properties

By Price Range	02-2013	02-2014	Change
\$250,000 and Below	101	78	- 23.0%
\$250,001 to \$500,000	71	47	- 34.2%
\$500,001 to \$750,000	65	39	- 39.6%
\$750,001 to \$1,000,000	74	45	- 39.2%
\$1,000,001 to \$1,250,000	74	50	- 32.1%
\$1,250,001 and Above	97	73	- 24.6%
All Price Ranges	80	52	- 35.0%

Single-Family Homes

02-2013	02-2014	Change	02-2013	02-2014	Change
108	96	- 10.9%	96	69	- 28.7%
72	49	- 31.8%	68	42	- 38.8%
63	39	- 38.0%	75	39	- 48.5%
73	43	- 41.1%	79	58	- 26.6%
72	46	- 36.9%	84	77	- 8.9%
98	72	- 26.2%	88	81	- 7.9%
78	51	- 33.7%	85	53	- 37.6%

Condos - Townhomes

By Square Feet	02-2013	02-2014	Change
1,500 Sq Ft and Below	79	51	- 35.5%
1,501 to 2,000 Sq Ft	75	48	- 35.5%
2,001 to 3,000 Sq Ft	79	51	- 35.4%
3,001 Sq Ft and Above	96	67	- 29.9%
All Square Footage	80	52	- 35.0%

02-2013	02-2014	Change	02-2013	02-2014	Change
72	49	- 32.4%	86	53	- 38.3%
74	48	- 35.3%	80	51	- 36.4%
79	51	- 36.0%	83	62	- 25.1%
96	67	- 29.7%	121	57	- 52.6%
78	51	- 33.7%	85	53	- 37.6%

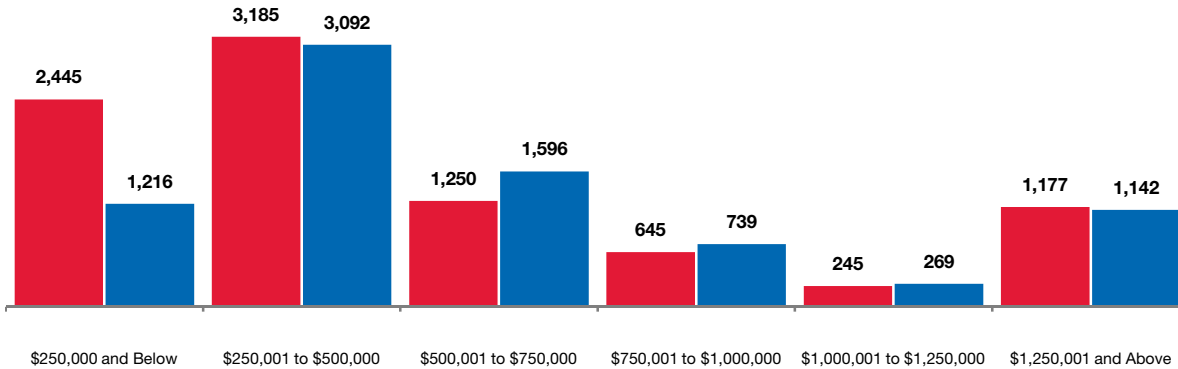


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.
Based on one month of activity.

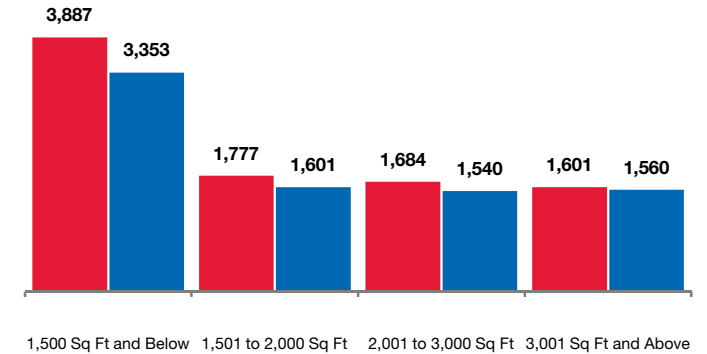
By Price Range

■ 02-2013 ■ 02-2014



By Square Feet

■ 02-2013 ■ 02-2014



All Properties

By Price Range	02-2013	02-2014	Change
\$250,000 and Below	2,445	1,216	- 50.3%
\$250,001 to \$500,000	3,185	3,092	- 2.9%
\$500,001 to \$750,000	1,250	1,596	+ 27.7%
\$750,001 to \$1,000,000	645	739	+ 14.6%
\$1,000,001 to \$1,250,000	245	269	+ 9.8%
\$1,250,001 and Above	1,177	1,142	- 3.0%
All Price Ranges	8,949	8,054	- 10.0%

Single-Family Homes

02-2013	02-2014	Change
1,205	560	- 53.5%
2,477	2,070	- 16.4%
1,012	1,291	+ 27.6%
519	599	+ 15.4%
187	228	+ 21.9%
1,009	1,013	+ 0.4%
6,410	5,761	- 10.1%

Condos - Townhomes

02-2013	02-2014	Change
1,240	656	- 47.1%
708	1,022	+ 44.4%
238	305	+ 28.2%
126	140	+ 11.1%
58	41	- 29.3%
168	129	- 23.2%
2,539	2,293	- 9.7%

By Square Feet

02-2013	02-2014	Change
3,887	3,353	- 13.7%
1,777	1,601	- 9.9%
1,684	1,540	- 8.6%
1,601	1,560	- 2.6%
8,949	8,054	- 10.0%

02-2013	02-2014	Change
1,918	1,586	- 17.3%
1,366	1,215	- 11.1%
1,545	1,431	- 7.4%
1,581	1,529	- 3.3%
6,410	5,761	- 10.1%

02-2013	02-2014	Change
1,969	1,767	- 10.3%
411	386	- 6.1%
139	109	- 21.6%
20	31	+ 55.0%
2,539	2,293	- 9.7%

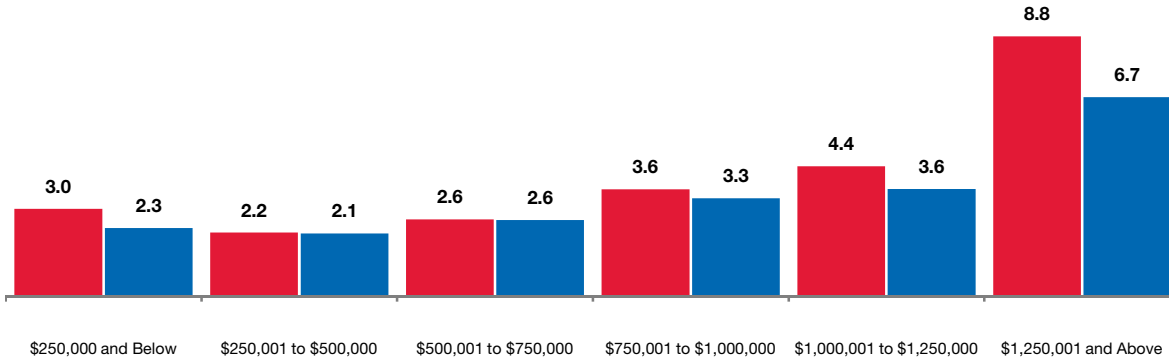


Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.

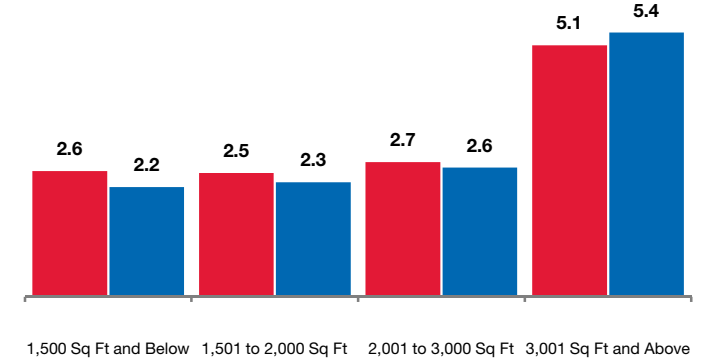
By Price Range

■ 02-2013 ■ 02-2014



By Square Feet

■ 02-2013 ■ 02-2014



All Properties

By Price Range	02-2013	02-2014	Change
\$250,000 and Below	3.0	2.3	- 23.3%
\$250,001 to \$500,000	2.2	2.1	- 4.5%
\$500,001 to \$750,000	2.6	2.6	0.0%
\$750,001 to \$1,000,000	3.6	3.3	- 8.3%
\$1,000,001 to \$1,250,000	4.4	3.6	- 18.2%
\$1,250,001 and Above	8.8	6.7	- 23.9%
All Price Ranges	2.8	2.6	- 7.1%

Single-Family Homes

02-2013	02-2014	Change	02-2013	02-2014	Change
3.6	3.1	- 13.9%	2.5	1.9	- 24.0%
2.2	2.1	- 4.5%	2.1	2.2	+ 4.8%
2.5	2.5	0.0%	3.5	3.0	- 14.3%
3.3	3.1	- 6.1%	5.6	4.8	- 14.3%
3.9	3.5	- 10.3%	7.1	4.3	- 39.4%
8.6	6.8	- 20.9%	10.0	6.6	- 34.0%
2.9	2.8	- 3.4%	2.7	2.4	- 11.1%

Condos - Townhomes

By Square Feet	02-2013	02-2014	Change
1,500 Sq Ft and Below	2.6	2.2	- 15.4%
1,501 to 2,000 Sq Ft	2.5	2.3	- 8.0%
2,001 to 3,000 Sq Ft	2.7	2.6	- 3.7%
3,001 Sq Ft and Above	5.1	5.4	+ 5.9%
All Square Footage	2.8	2.6	- 7.1%

02-2013	02-2014	Change	02-2013	02-2014	Change
2.6	2.2	- 15.4%	2.6	2.2	- 15.4%
2.5	2.2	- 12.0%	2.8	2.7	- 3.6%
2.6	2.6	0.0%	5.5	3.7	- 32.7%
5.1	5.3	+ 3.9%	7.4	12.8	+ 73.0%
2.9	2.8	- 3.4%	2.7	2.4	- 11.1%

