

# Housing Supply Overview

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

## April 2014

With housing recovery now maturing into the next phase, expect to see signs of stability and ongoing health. It's also a critical time to dig beneath the headlines and assess market activity by segment. For the 12-month period spanning May 2013 through April 2014, Pending Sales in San Diego County were down 4.4 percent overall. The price range with the largest gain in sales was the \$1,000,001 to \$1,250,000 range, where they increased 31.9 percent.

The overall Median Sales Price was up 18.6 percent to \$415,000. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 23.2 percent to \$305,000. 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 74 days.

Market-wide, inventory levels were down 10.7 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 2.3 months supply for Condos - Townhomes.

## Quick Facts

**+ 31.9%**

**- 1.0%**

**+ 2.1%**

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

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

Pending Sales	<b>2</b>
Closed Sales	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Days on Market Until Sale	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>

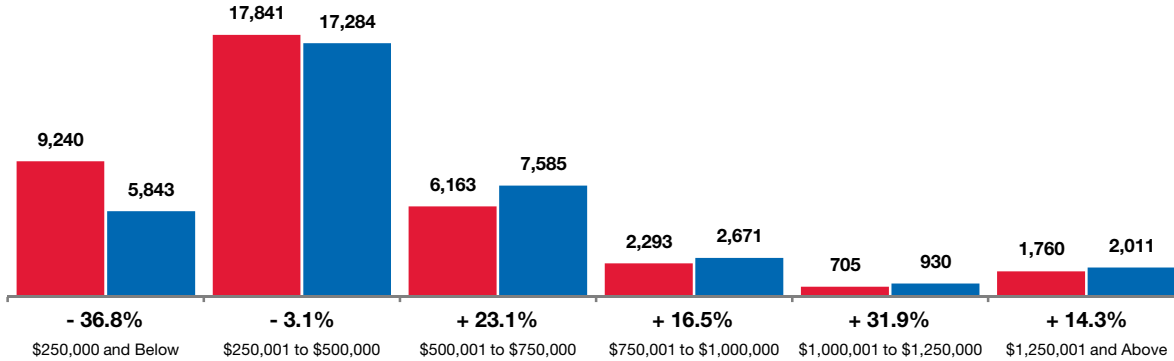
[Click on desired metric to jump to that page.](#)

# Pending Sales

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

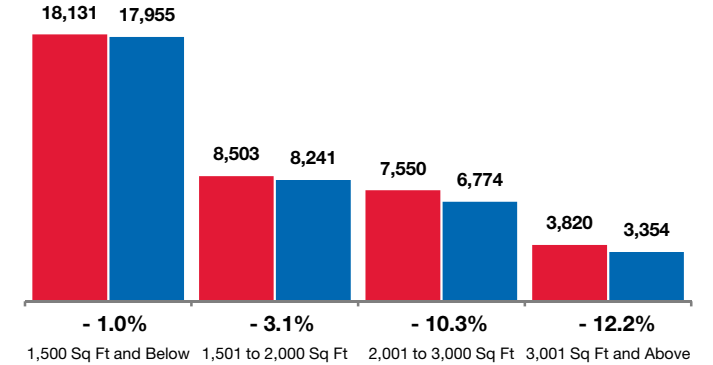
## By Price Range

■ 04-2013 ■ 04-2014



## By Square Feet

■ 04-2013 ■ 04-2014



### All Properties

By Price Range	04-2013	04-2014	Change
\$250,000 and Below	9,240	5,843	-36.8%
\$250,001 to \$500,000	17,841	17,284	-3.1%
\$500,001 to \$750,000	6,163	7,585	+23.1%
\$750,001 to \$1,000,000	2,293	2,671	+16.5%
\$1,000,001 to \$1,250,000	705	930	+31.9%
\$1,250,001 and Above	1,760	2,011	+14.3%
<b>All Price Ranges</b>	<b>38,005</b>	<b>36,324</b>	<b>-4.4%</b>

### Single-Family Homes

04-2013	04-2014	Change	04-2013	04-2014	Change
3,709	1,941	-47.7%	5,531	3,902	-29.5%
13,483	11,540	-14.4%	4,358	5,744	+31.8%
5,258	6,279	+19.4%	905	1,306	+44.3%
1,992	2,324	+16.7%	301	347	+15.3%
601	811	+34.9%	104	119	+14.4%
1,545	1,777	+15.0%	215	234	+8.8%
<b>26,589</b>	<b>24,672</b>	<b>-7.2%</b>	<b>11,416</b>	<b>11,652</b>	<b>+2.1%</b>

### Condos - Townhomes

By Square Feet	04-2013	04-2014	Change
1,500 Sq Ft and Below	18,131	17,955	-1.0%
1,501 to 2,000 Sq Ft	8,503	8,241	-3.1%
2,001 to 3,000 Sq Ft	7,550	6,774	-10.3%
3,001 Sq Ft and Above	3,820	3,354	-12.2%
<b>All Square Footage</b>	<b>38,005</b>	<b>36,324</b>	<b>-4.4%</b>

04-2013	04-2014	Change	04-2013	04-2014	Change
8,907	8,447	-5.2%	9,224	9,508	+3.1%
6,689	6,460	-3.4%	1,814	1,781	-1.8%
7,201	6,439	-10.6%	349	335	-4.0%
3,791	3,326	-12.3%	29	28	-3.4%
<b>26,589</b>	<b>24,672</b>	<b>-7.2%</b>	<b>11,416</b>	<b>11,652</b>	<b>+2.1%</b>

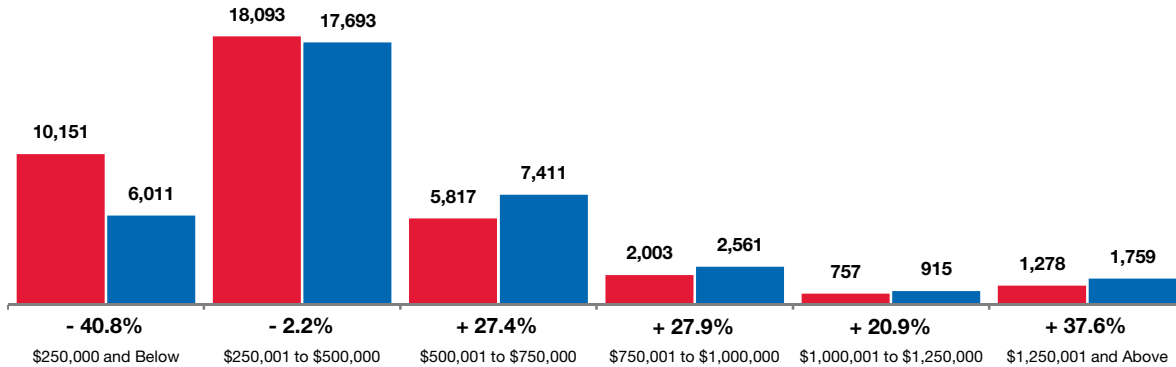


# Closed Sales

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

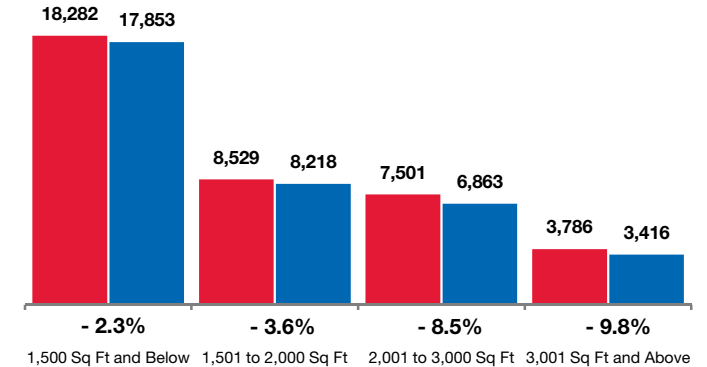
## By Price Range

■ 04-2013 ■ 04-2014



## By Square Feet

■ 04-2013 ■ 04-2014



### All Properties

By Price Range	04-2013	04-2014	Change
\$250,000 and Below	10,151	6,011	- 40.8%
\$250,001 to \$500,000	18,093	17,693	- 2.2%
\$500,001 to \$750,000	5,817	7,411	+ 27.4%
\$750,001 to \$1,000,000	2,003	2,561	+ 27.9%
\$1,000,001 to \$1,250,000	757	915	+ 20.9%
\$1,250,001 and Above	1,278	1,759	+ 37.6%
<b>All Price Ranges</b>	<b>38,099</b>	<b>36,350</b>	<b>- 4.6%</b>

### Single-Family Homes

04-2013	04-2014	Change	04-2013	04-2014	Change
4,250	1,951	- 54.1%	5,901	4,060	- 31.2%
13,827	11,987	- 13.3%	4,266	5,706	+ 33.8%
5,016	6,191	+ 23.4%	801	1,220	+ 52.3%
1,769	2,235	+ 26.3%	234	326	+ 39.3%
636	785	+ 23.4%	121	130	+ 7.4%
1,147	1,576	+ 37.4%	131	183	+ 39.7%
<b>26,645</b>	<b>24,725</b>	<b>- 7.2%</b>	<b>11,454</b>	<b>11,625</b>	<b>+ 1.5%</b>

### Condos - Townhomes

By Square Feet	04-2013	04-2014	Change
1,500 Sq Ft and Below	18,282	17,853	- 2.3%
1,501 to 2,000 Sq Ft	8,529	8,218	- 3.6%
2,001 to 3,000 Sq Ft	7,501	6,863	- 8.5%
3,001 Sq Ft and Above	3,786	3,416	- 9.8%
<b>All Square Footage</b>	<b>38,099</b>	<b>36,350</b>	<b>- 4.6%</b>

04-2013	04-2014	Change	04-2013	04-2014	Change
8,907	8,447	- 5.2%	9,224	9,508	+ 3.1%
6,689	6,460	- 3.4%	1,814	1,781	- 1.8%
7,201	6,439	- 10.6%	349	335	- 4.0%
3,791	3,326	- 12.3%	29	28	- 3.4%
<b>26,645</b>	<b>24,725</b>	<b>- 7.2%</b>	<b>11,454</b>	<b>11,625</b>	<b>+ 1.5%</b>

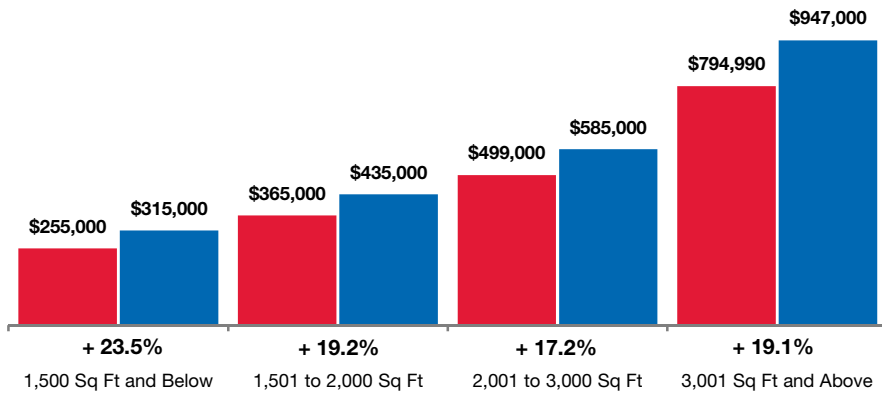


# Median Sales Price

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.**

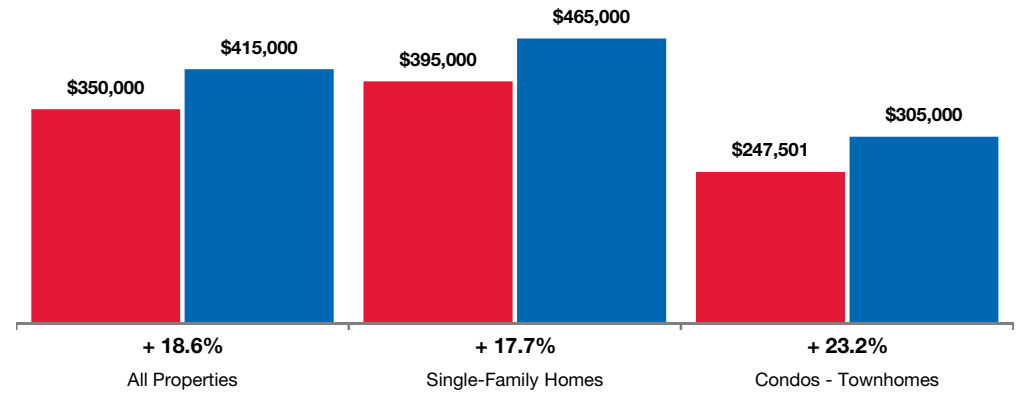
## By Square Feet

■ 04-2013 ■ 04-2014



## By Property Type

■ 04-2013 ■ 04-2014



By Square Feet	All Properties		
	04-2013	04-2014	Change
1,500 Sq Ft and Below	\$255,000	\$315,000	+ 23.5%
1,501 to 2,000 Sq Ft	\$365,000	\$435,000	+ 19.2%
2,001 to 3,000 Sq Ft	\$499,000	\$585,000	+ 17.2%
3,001 Sq Ft and Above	\$794,990	\$947,000	+ 19.1%
<b>All Square Footage</b>	<b>\$350,000</b>	<b>\$415,000</b>	<b>+ 18.6%</b>

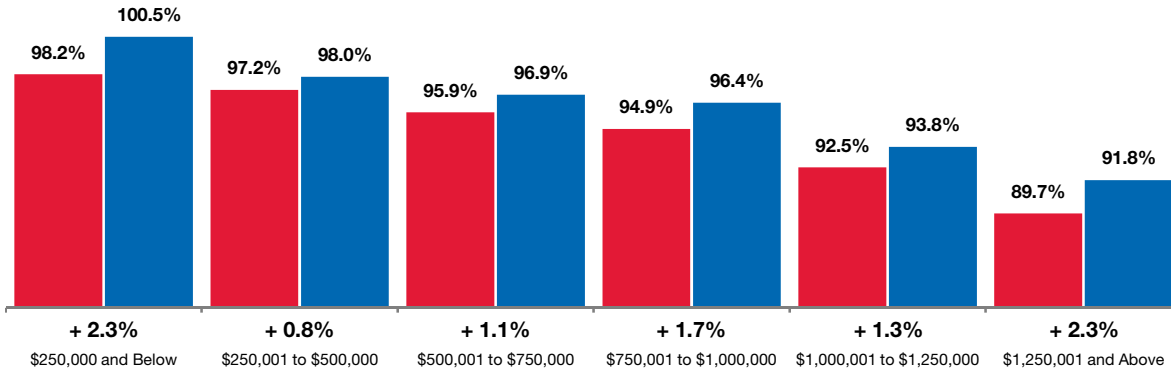
	Single-Family Homes			Condos - Townhomes		
	04-2013	04-2014	Change	04-2013	04-2014	Change
1,500 Sq Ft and Below	\$282,000	\$345,000	+ 22.3%	\$220,000	\$275,000	+ 25.0%
1,501 to 2,000 Sq Ft	\$364,000	\$432,925	+ 18.9%	\$382,000	\$446,250	+ 16.8%
2,001 to 3,000 Sq Ft	\$490,000	\$580,000	+ 18.4%	\$700,000	\$767,000	+ 9.6%
3,001 Sq Ft and Above	\$790,000	\$944,900	+ 19.6%	\$1,305,000	\$1,901,500	+ 45.7%
<b>All Square Footage</b>	<b>\$395,000</b>	<b>\$465,000</b>	<b>+ 17.7%</b>	<b>\$247,501</b>	<b>\$305,000</b>	<b>+ 23.2%</b>

# 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.**

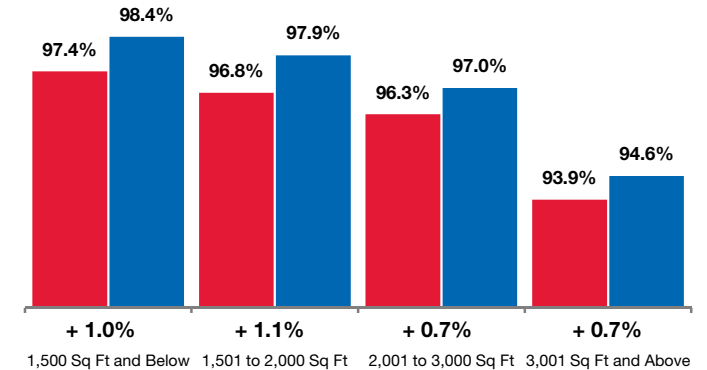
## By Price Range

■ 04-2013 ■ 04-2014



## By Square Feet

■ 04-2013 ■ 04-2014



## All Properties

By Price Range	04-2013	04-2014	Change
\$250,000 and Below	98.2%	100.5%	+ 2.3%
\$250,001 to \$500,000	97.2%	98.0%	+ 0.8%
\$500,001 to \$750,000	95.9%	96.9%	+ 1.1%
\$750,001 to \$1,000,000	94.9%	96.4%	+ 1.7%
\$1,000,001 to \$1,250,000	92.5%	93.8%	+ 1.3%
\$1,250,001 and Above	89.7%	91.8%	+ 2.3%
<b>All Price Ranges</b>	<b>96.7%</b>	<b>97.6%</b>	<b>+ 0.9%</b>

## Single-Family Homes

04-2013	04-2014	Change	04-2013	04-2014	Change
93.1%	93.5%	+ 0.4%	98.6%	100.3%	+ 1.8%
97.8%	98.3%	+ 0.5%	97.5%	98.4%	+ 1.0%
96.9%	97.6%	+ 0.7%	95.6%	97.0%	+ 1.5%
94.9%	96.7%	+ 1.9%	93.8%	95.5%	+ 1.8%
93.5%	94.9%	+ 1.5%	91.0%	92.3%	+ 1.4%
91.2%	92.6%	+ 1.5%	91.6%	93.3%	+ 1.9%
<b>96.3%</b>	<b>97.1%</b>	<b>+ 0.9%</b>	<b>97.7%</b>	<b>98.7%</b>	<b>+ 1.0%</b>

## Condos - Townhomes

By Square Feet	04-2013	04-2014	Change
1,500 Sq Ft and Below	97.4%	98.4%	+ 1.0%
1,501 to 2,000 Sq Ft	96.8%	97.9%	+ 1.1%
2,001 to 3,000 Sq Ft	96.3%	97.0%	+ 0.7%
3,001 Sq Ft and Above	93.9%	94.6%	+ 0.7%
<b>All Square Footage</b>	<b>96.7%</b>	<b>97.6%</b>	<b>+ 0.9%</b>

04-2013	04-2014	Change	04-2013	04-2014	Change
96.7%	97.6%	+ 1.0%	98.2%	99.0%	+ 0.9%
97.0%	97.9%	+ 0.9%	96.2%	97.9%	+ 1.8%
96.4%	97.1%	+ 0.7%	93.6%	95.4%	+ 1.9%
94.0%	94.6%	+ 0.7%	91.3%	93.1%	+ 2.0%
<b>96.3%</b>	<b>97.1%</b>	<b>+ 0.9%</b>	<b>97.7%</b>	<b>98.7%</b>	<b>+ 1.0%</b>

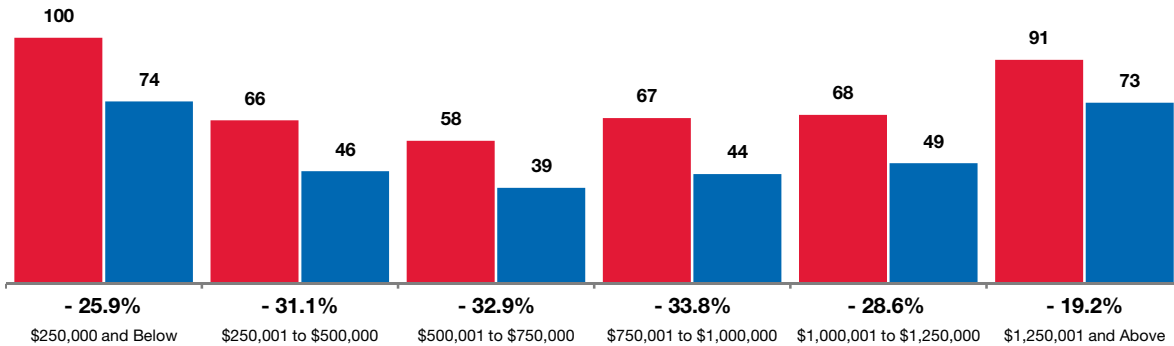


# Days on Market Until Sale

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.

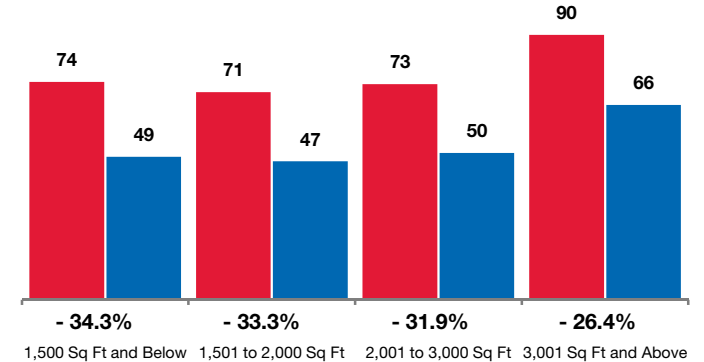
## By Price Range

■ 04-2013 ■ 04-2014



## By Square Feet

■ 04-2013 ■ 04-2014



### All Properties

By Price Range	04-2013	04-2014	Change
\$250,000 and Below	100	74	-25.9%
\$250,001 to \$500,000	66	46	-31.1%
\$500,001 to \$750,000	58	39	-32.9%
\$750,001 to \$1,000,000	67	44	-33.8%
\$1,000,001 to \$1,250,000	68	49	-28.6%
\$1,250,001 and Above	91	73	-19.2%
<b>All Price Ranges</b>	<b>75</b>	<b>50</b>	<b>-33.3%</b>

### Single-Family Homes

04-2013	04-2014	Change	04-2013	04-2014	Change
108	92	-15.1%	93	65	-30.3%
67	48	-28.8%	62	41	-34.8%
57	39	-32.3%	62	39	-36.6%
66	43	-35.9%	73	57	-21.3%
65	46	-29.1%	87	66	-23.9%
90	73	-18.6%	93	71	-24.0%
<b>73</b>	<b>50</b>	<b>-31.1%</b>	<b>79</b>	<b>50</b>	<b>-36.5%</b>

### Condos - Townhomes

By Square Feet	04-2013	04-2014	Change
1,500 Sq Ft and Below	74	49	-34.3%
1,501 to 2,000 Sq Ft	71	47	-33.3%
2,001 to 3,000 Sq Ft	73	50	-31.9%
3,001 Sq Ft and Above	90	66	-26.4%
<b>All Square Footage</b>	<b>75</b>	<b>50</b>	<b>-33.3%</b>

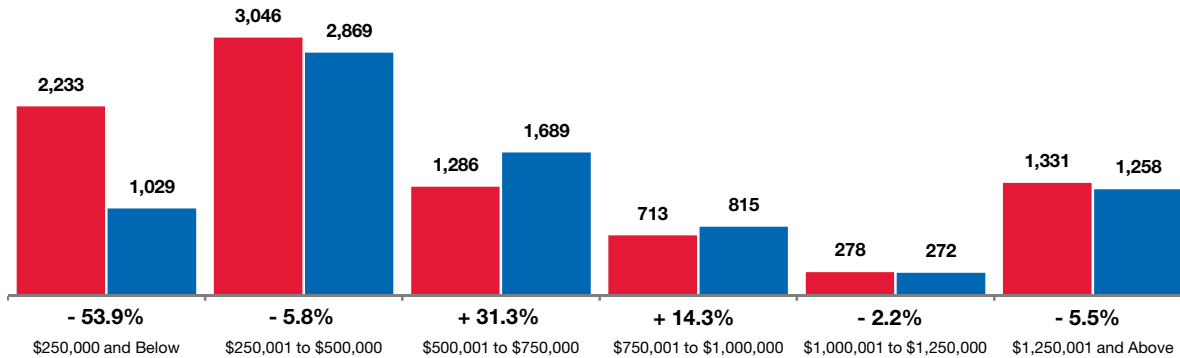
04-2013	04-2014	Change	04-2013	04-2014	Change
68	47	-30.9%	80	50	-37.2%
70	47	-32.7%	75	48	-35.2%
73	49	-32.5%	76	59	-22.6%
90	66	-26.2%	102	57	-44.1%
<b>73</b>	<b>50</b>	<b>-31.1%</b>	<b>79</b>	<b>50</b>	<b>-36.5%</b>

# 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.

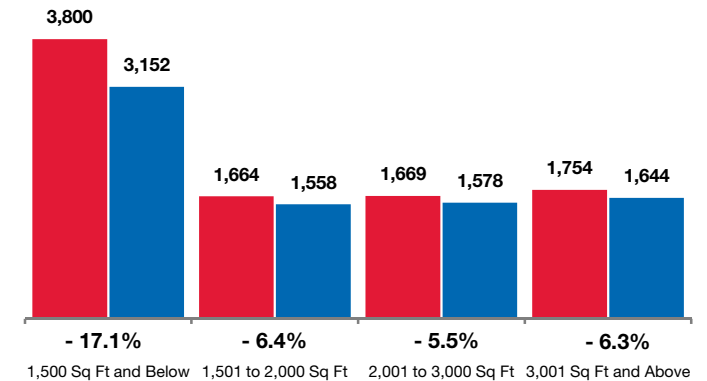
## By Price Range

■ 04-2013 ■ 04-2014



## By Square Feet

■ 04-2013 ■ 04-2014



### All Properties

By Price Range	04-2013	04-2014	Change
\$250,000 and Below	2,233	1,029	- 53.9%
\$250,001 to \$500,000	3,046	2,869	- 5.8%
\$500,001 to \$750,000	1,286	1,689	+ 31.3%
\$750,001 to \$1,000,000	713	815	+ 14.3%
\$1,000,001 to \$1,250,000	278	272	- 2.2%
\$1,250,001 and Above	1,331	1,258	- 5.5%
<b>All Price Ranges</b>	<b>8,887</b>	<b>7,932</b>	<b>- 10.7%</b>

### Single-Family Homes

04-2013	04-2014	Change	04-2013	04-2014	Change
1,081	442	- 59.1%	1,152	587	- 49.0%
2,292	1,832	- 20.1%	754	1,037	+ 37.5%
1,038	1,356	+ 30.6%	248	333	+ 34.3%
580	683	+ 17.8%	133	132	- 0.8%
215	221	+ 2.8%	63	51	- 19.0%
1,166	1,126	- 3.4%	165	132	- 20.0%
<b>6,372</b>	<b>5,660</b>	<b>- 11.2%</b>	<b>2,515</b>	<b>2,272</b>	<b>- 9.7%</b>

### Condos - Townhomes

By Square Feet	04-2013	04-2014	Change
1,500 Sq Ft and Below	3,800	3,152	- 17.1%
1,501 to 2,000 Sq Ft	1,664	1,558	- 6.4%
2,001 to 3,000 Sq Ft	1,669	1,578	- 5.5%
3,001 Sq Ft and Above	1,754	1,644	- 6.3%
<b>All Square Footage</b>	<b>8,887</b>	<b>7,932</b>	<b>- 10.7%</b>

04-2013	04-2014	Change	04-2013	04-2014	Change
1,848	1,397	- 24.4%	1,952	1,755	- 10.1%
1,262	1,175	- 6.9%	402	383	- 4.7%
1,535	1,466	- 4.5%	134	112	- 16.4%
1,727	1,622	- 6.1%	27	22	- 18.5%
<b>6,372</b>	<b>5,660</b>	<b>- 11.2%</b>	<b>2,515</b>	<b>2,272</b>	<b>- 9.7%</b>

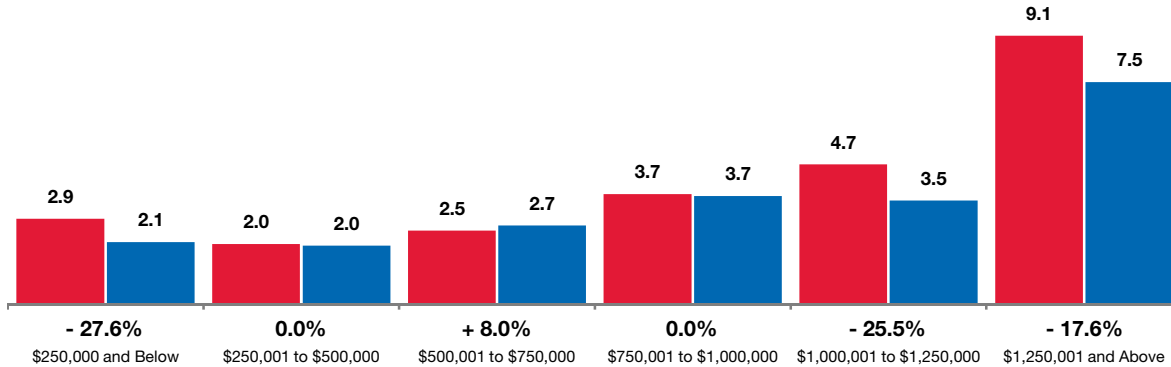


# Months Supply of Inventory

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.

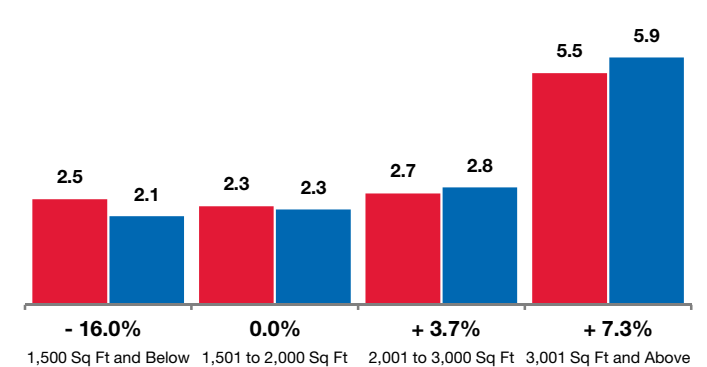
## By Price Range

■ 04-2013 ■ 04-2014



## By Square Feet

■ 04-2013 ■ 04-2014



### All Properties

By Price Range	04-2013	04-2014	Change
\$250,000 and Below	2.9	2.1	-27.6%
\$250,001 to \$500,000	2.0	2.0	0.0%
\$500,001 to \$750,000	2.5	2.7	+8.0%
\$750,001 to \$1,000,000	3.7	3.7	0.0%
\$1,000,001 to \$1,250,000	4.7	3.5	-25.5%
\$1,250,001 and Above	9.1	7.5	-17.6%
<b>All Price Ranges</b>	<b>2.8</b>	<b>2.6</b>	<b>-7.1%</b>

### Single-Family Homes

04-2013	04-2014	Change	04-2013	04-2014	Change
3.5	2.7	-22.9%	2.5	1.8	-28.0%
2.0	1.9	-5.0%	2.1	2.2	+4.8%
2.4	2.6	+8.3%	3.3	3.1	-6.1%
3.5	3.5	0.0%	5.3	4.6	-13.2%
4.3	3.3	-23.3%	7.3	5.1	-30.1%
9.1	7.6	-16.5%	9.2	6.8	-26.1%
<b>2.9</b>	<b>2.8</b>	<b>-3.4%</b>	<b>2.6</b>	<b>2.3</b>	<b>-11.5%</b>

### Condos - Townhomes

By Square Feet	04-2013	04-2014	Change
1,500 Sq Ft and Below	2.5	2.1	-16.0%
1,501 to 2,000 Sq Ft	2.3	2.3	0.0%
2,001 to 3,000 Sq Ft	2.7	2.8	+3.7%
3,001 Sq Ft and Above	5.5	5.9	+7.3%
<b>All Square Footage</b>	<b>2.8</b>	<b>2.6</b>	<b>-7.1%</b>

04-2013	04-2014	Change	04-2013	04-2014	Change
2.5	2.0	-20.0%	2.5	2.2	-12.0%
2.3	2.2	-4.3%	2.7	2.6	-3.7%
2.6	2.7	+3.8%	4.6	4.0	-13.0%
5.5	5.9	+7.3%	10.2	9.4	-7.8%
<b>2.9</b>	<b>2.8</b>	<b>-3.4%</b>	<b>2.6</b>	<b>2.3</b>	<b>-11.5%</b>

