

# Housing Supply Overview

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

## May 2014

So how's the market? We've all heard it, but it's difficult to answer succinctly. The best answer may be "It depends." It's contingent upon area, market segment, time period, baseline period, which measures and more. For the 12-month period spanning June 2013 through May 2014, Pending Sales in San Diego County were down 6.6 percent overall. The price range with the largest gain in sales was the \$1,000,001 to \$1,250,000 range, where they increased 29.5 percent.

The overall Median Sales Price was up 16.4 percent to \$425,000. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 22.4 percent to \$308,400. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 36 days; the price range that tended to sell the slowest was the \$1,250,001 Or More range at 69 days.

Market-wide, inventory levels were down 3.2 percent. The property type that lost the least inventory was the Single-Family Homes segment, where it decreased 3.1 percent. That amounts to 3.0 months supply for Single-Family Homes and 2.6 months supply for Condos - Townhomes.

## Quick Facts

**+ 29.5%**

**- 3.0%**

**- 0.2%**

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>

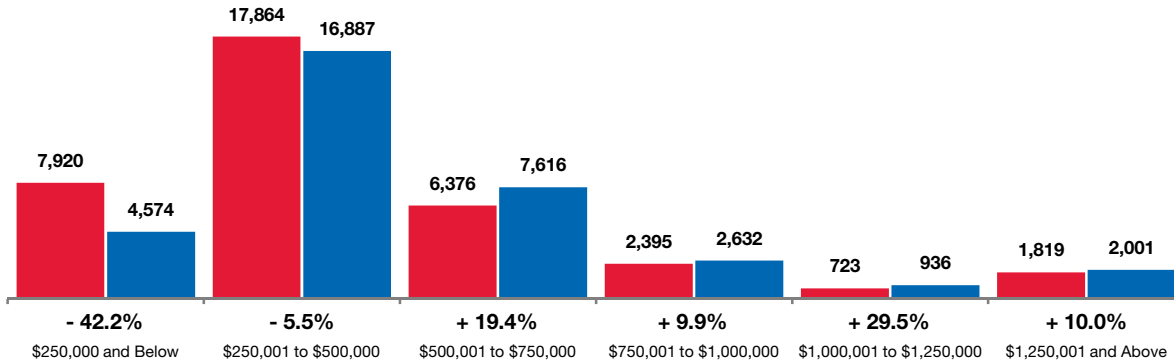
[Click on desired metric to jump to that page.](#)

# Pending Sales

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

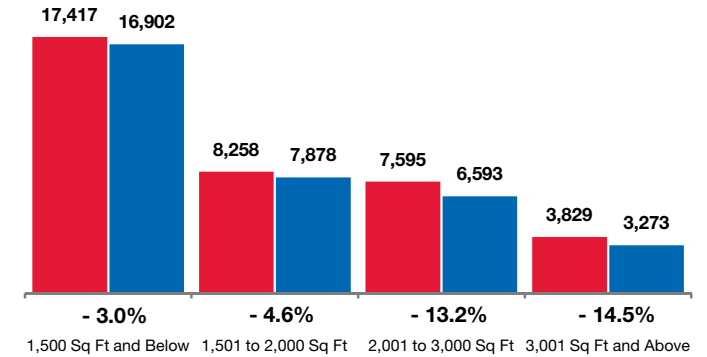
## By Price Range

■ 05-2013 ■ 05-2014



## By Square Feet

■ 05-2013 ■ 05-2014



### All Properties

By Price Range	05-2013	05-2014	Change
\$250,000 and Below	7,920	4,574	- 42.2%
\$250,001 to \$500,000	17,864	16,887	- 5.5%
\$500,001 to \$750,000	6,376	7,616	+ 19.4%
\$750,001 to \$1,000,000	2,395	2,632	+ 9.9%
\$1,000,001 to \$1,250,000	723	936	+ 29.5%
\$1,250,001 and Above	1,819	2,001	+ 10.0%
<b>All Price Ranges</b>	<b>37,100</b>	<b>34,646</b>	<b>- 6.6%</b>

### Single-Family Homes

05-2013	05-2014	Change
2,500	885	- 64.6%
13,376	11,118	- 16.9%
5,427	6,272	+ 15.6%
2,087	2,275	+ 9.0%
610	824	+ 35.1%
1,588	1,780	+ 12.1%
<b>25,589</b>	<b>23,154</b>	<b>- 9.5%</b>

### Condos - Townhomes

05-2013	05-2014	Change
5,420	3,689	- 31.9%
4,488	5,769	+ 28.5%
949	1,344	+ 41.6%
308	357	+ 15.9%
113	112	- 0.9%
231	221	- 4.3%
<b>11,511</b>	<b>11,492</b>	<b>- 0.2%</b>

### By Square Feet

05-2013	05-2014	Change
17,417	16,902	- 3.0%
8,258	7,878	- 4.6%
7,595	6,593	- 13.2%
3,829	3,273	- 14.5%
<b>37,100</b>	<b>34,646</b>	<b>- 6.6%</b>

05-2013	05-2014	Change
8,109	7,540	- 7.0%
6,459	6,093	- 5.7%
7,222	6,273	- 13.1%
3,798	3,248	- 14.5%
<b>25,589</b>	<b>23,154</b>	<b>- 9.5%</b>

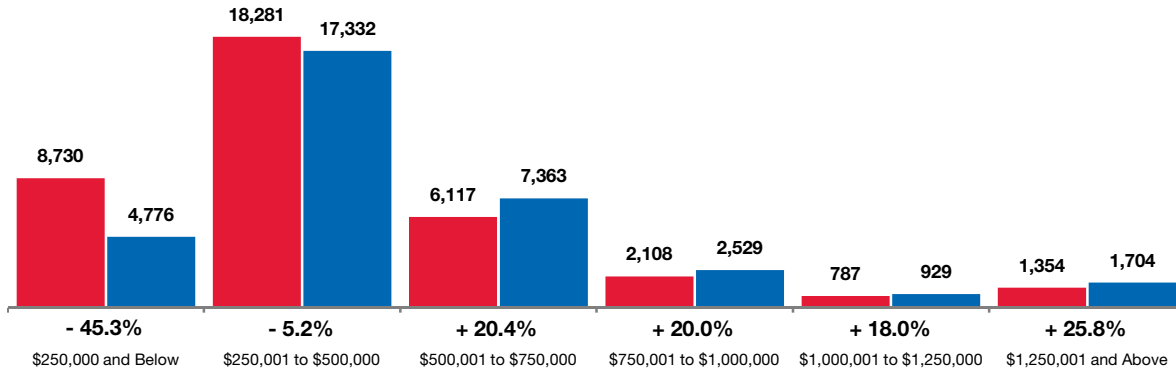


# Closed Sales

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

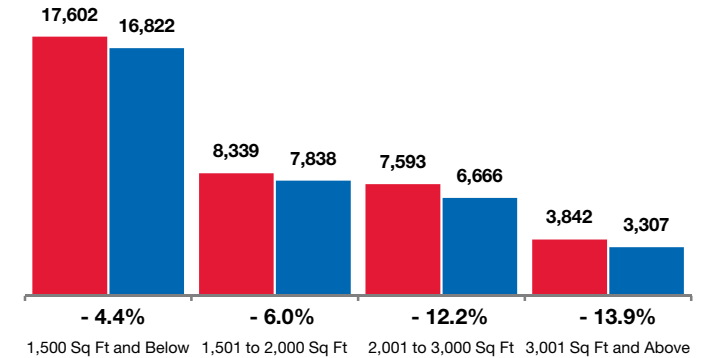
## By Price Range

■ 05-2013 ■ 05-2014



## By Square Feet

■ 05-2013 ■ 05-2014



### All Properties

By Price Range	05-2013	05-2014	Change
\$250,000 and Below	8,730	4,776	- 45.3%
\$250,001 to \$500,000	18,281	17,332	- 5.2%
\$500,001 to \$750,000	6,117	7,363	+ 20.4%
\$750,001 to \$1,000,000	2,108	2,529	+ 20.0%
\$1,000,001 to \$1,250,000	787	929	+ 18.0%
\$1,250,001 and Above	1,354	1,704	+ 25.8%
<b>All Price Ranges</b>	<b>37,377</b>	<b>34,633</b>	<b>- 7.3%</b>

### Single-Family Homes

05-2013	05-2014	Change	05-2013	05-2014	Change
2,988	879	- 70.6%	5,742	3,897	- 32.1%
13,855	11,604	- 16.2%	4,426	5,728	+ 29.4%
5,254	6,121	+ 16.5%	863	1,242	+ 43.9%
1,854	2,209	+ 19.1%	254	320	+ 26.0%
666	802	+ 20.4%	121	127	+ 5.0%
1,215	1,529	+ 25.8%	139	175	+ 25.9%
<b>25,832</b>	<b>23,144</b>	<b>- 10.4%</b>	<b>11,545</b>	<b>11,489</b>	<b>- 0.5%</b>

### Condos - Townhomes

By Square Feet	05-2013	05-2014	Change
1,500 Sq Ft and Below	17,602	16,822	- 4.4%
1,501 to 2,000 Sq Ft	8,339	7,838	- 6.0%
2,001 to 3,000 Sq Ft	7,593	6,666	- 12.2%
3,001 Sq Ft and Above	3,842	3,307	- 13.9%
<b>All Square Footage</b>	<b>37,377</b>	<b>34,633</b>	<b>- 7.3%</b>

05-2013	05-2014	Change	05-2013	05-2014	Change
8,109	7,540	- 7.0%	9,308	9,362	+ 0.6%
6,459	6,093	- 5.7%	1,799	1,785	- 0.8%
7,222	6,273	- 13.1%	373	320	- 14.2%
3,798	3,248	- 14.5%	31	25	- 19.4%
<b>25,832</b>	<b>23,144</b>	<b>- 10.4%</b>	<b>11,545</b>	<b>11,489</b>	<b>- 0.5%</b>

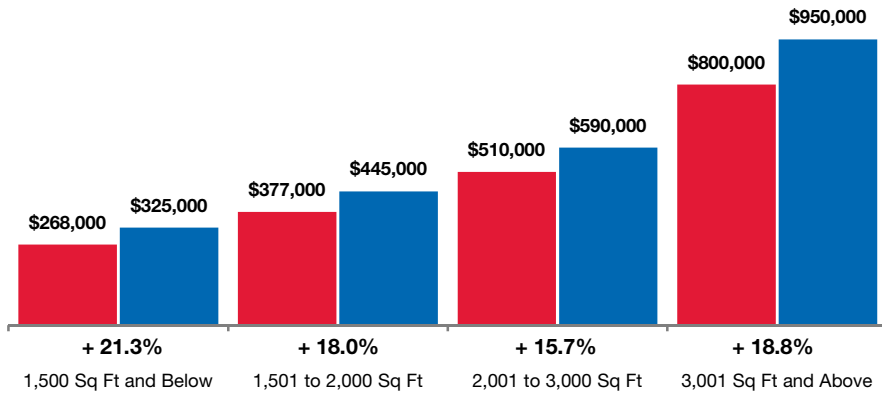


# Median Sales Price

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.**

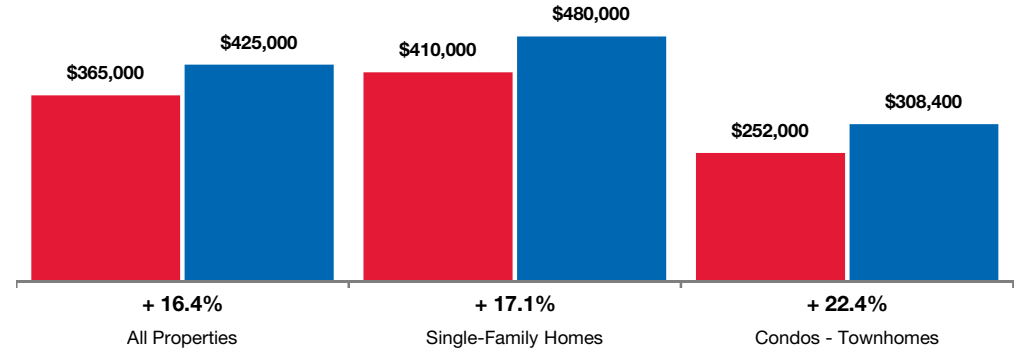
## By Square Feet

■ 05-2013 ■ 05-2014



## By Property Type

■ 05-2013 ■ 05-2014



By Square Feet	All Properties		
	05-2013	05-2014	Change
1,500 Sq Ft and Below	\$268,000	\$325,000	+ 21.3%
1,501 to 2,000 Sq Ft	\$377,000	\$445,000	+ 18.0%
2,001 to 3,000 Sq Ft	\$510,000	\$590,000	+ 15.7%
3,001 Sq Ft and Above	\$800,000	\$950,000	+ 18.8%
<b>All Square Footage</b>	<b>\$365,000</b>	<b>\$425,000</b>	<b>+ 16.4%</b>

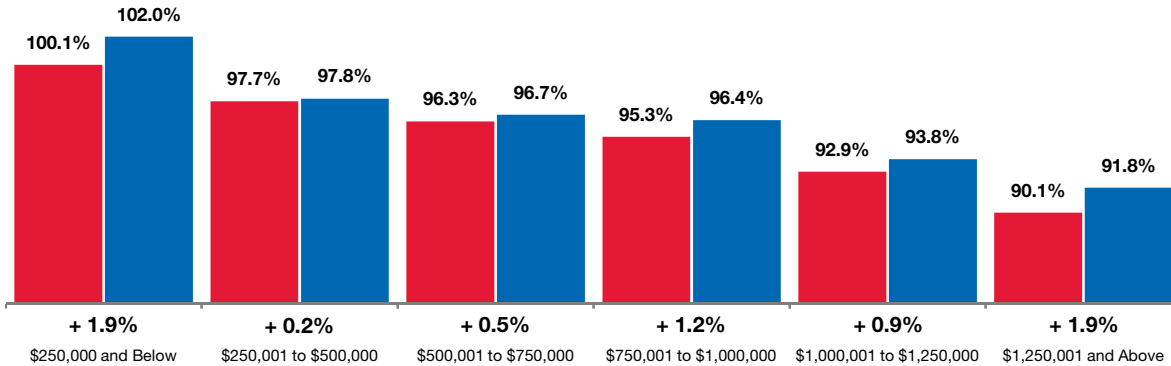
	Single-Family Homes			Condos - Townhomes		
	05-2013	05-2014	Change	05-2013	05-2014	Change
	\$300,000	\$359,190	+ 19.7%	\$225,000	\$278,000	+ 23.6%
	\$375,000	\$445,000	+ 18.7%	\$388,518	\$450,000	+ 15.8%
	\$500,000	\$585,000	+ 17.0%	\$689,000	\$788,950	+ 14.5%
	\$800,000	\$950,000	+ 18.8%	\$1,305,000	\$1,901,500	+ 45.7%
	<b>\$410,000</b>	<b>\$480,000</b>	<b>+ 17.1%</b>	<b>\$252,000</b>	<b>\$308,400</b>	<b>+ 22.4%</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.**

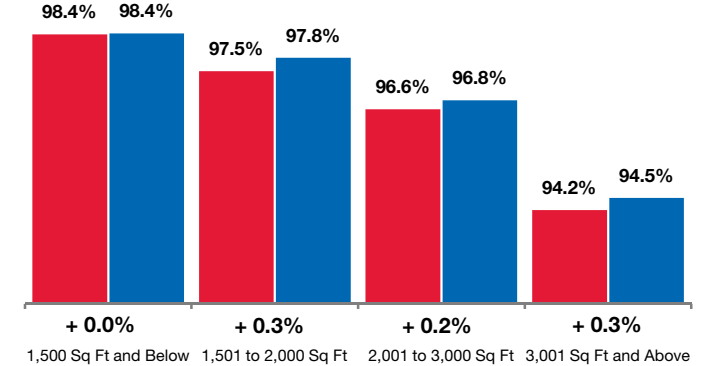
## By Price Range

■ 05-2013 ■ 05-2014



## By Square Feet

■ 05-2013 ■ 05-2014



## All Properties

By Price Range	05-2013	05-2014	Change
\$250,000 and Below	100.1%	102.0%	+ 1.9%
\$250,001 to \$500,000	97.7%	97.8%	+ 0.2%
\$500,001 to \$750,000	96.3%	96.7%	+ 0.5%
\$750,001 to \$1,000,000	95.3%	96.4%	+ 1.2%
\$1,000,001 to \$1,250,000	92.9%	93.8%	+ 0.9%
\$1,250,001 and Above	90.1%	91.8%	+ 1.9%
<b>All Price Ranges</b>	<b>97.4%</b>	<b>97.6%</b>	<b>+ 0.2%</b>

## Single-Family Homes

05-2013	05-2014	Change	05-2013	05-2014	Change
95.7%	97.2%	+ 1.6%	99.2%	99.9%	+ 0.7%
98.1%	98.0%	- 0.1%	98.0%	98.1%	+ 0.1%
97.2%	97.5%	+ 0.3%	95.9%	97.1%	+ 1.2%
95.4%	96.5%	+ 1.1%	94.2%	95.4%	+ 1.3%
93.8%	94.9%	+ 1.1%	91.4%	92.4%	+ 1.1%
91.6%	92.6%	+ 1.1%	91.5%	93.6%	+ 2.3%
<b>97.1%</b>	<b>97.2%</b>	<b>+ 0.2%</b>	<b>98.2%</b>	<b>98.4%</b>	<b>+ 0.2%</b>

## Condos - Townhomes

By Square Feet	05-2013	05-2014	Change
1,500 Sq Ft and Below	98.4%	98.4%	+ 0.0%
1,501 to 2,000 Sq Ft	97.5%	97.8%	+ 0.3%
2,001 to 3,000 Sq Ft	96.6%	96.8%	+ 0.2%
3,001 Sq Ft and Above	94.2%	94.5%	+ 0.3%
<b>All Square Footage</b>	<b>97.4%</b>	<b>97.6%</b>	<b>+ 0.2%</b>

05-2013	05-2014	Change	05-2013	05-2014	Change
98.1%	98.1%	+ 0.1%	98.7%	98.7%	- 0.0%
97.8%	97.9%	+ 0.1%	96.6%	97.7%	+ 1.1%
96.7%	96.9%	+ 0.2%	94.2%	95.2%	+ 1.1%
94.3%	94.5%	+ 0.3%	91.1%	93.3%	+ 2.4%
<b>97.1%</b>	<b>97.2%</b>	<b>+ 0.2%</b>	<b>98.2%</b>	<b>98.4%</b>	<b>+ 0.2%</b>

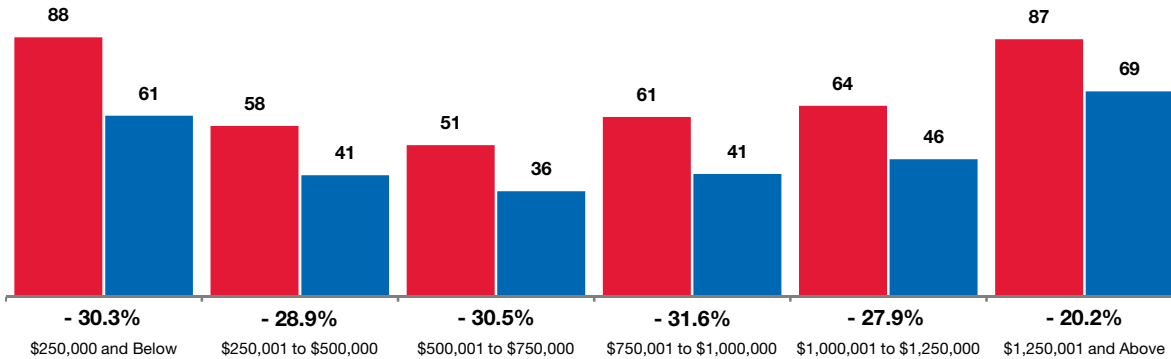


# Days on Market Until Sale

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.

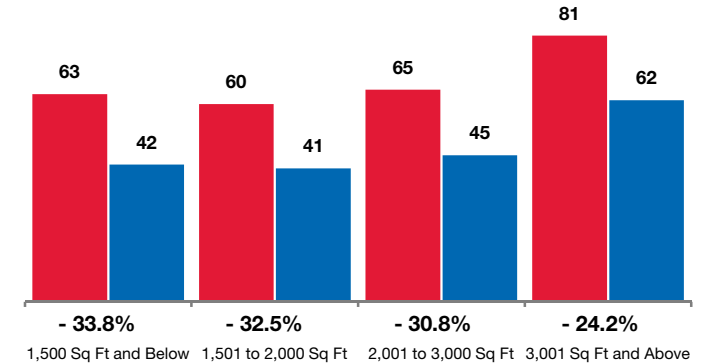
## By Price Range

■ 05-2013 ■ 05-2014



## By Square Feet

■ 05-2013 ■ 05-2014



### All Properties

By Price Range	05-2013	05-2014	Change
\$250,000 and Below	88	61	- 30.3%
\$250,001 to \$500,000	58	41	- 28.9%
\$500,001 to \$750,000	51	36	- 30.5%
\$750,001 to \$1,000,000	61	41	- 31.6%
\$1,000,001 to \$1,250,000	64	46	- 27.9%
\$1,250,001 and Above	87	69	- 20.2%
<b>All Price Ranges</b>	<b>65</b>	<b>44</b>	<b>- 32.3%</b>

### Single-Family Homes

05-2013	05-2014	Change	05-2013	05-2014	Change
97	87	- 11.0%	82	55	- 33.0%
59	43	- 27.2%	54	37	- 30.9%
50	35	- 29.7%	55	36	- 34.8%
59	40	- 31.8%	74	51	- 31.1%
61	44	- 27.9%	84	63	- 25.5%
86	70	- 18.5%	97	65	- 33.6%
<b>63</b>	<b>44</b>	<b>- 29.9%</b>	<b>69</b>	<b>44</b>	<b>- 36.2%</b>

### Condos - Townhomes

By Square Feet	05-2013	05-2014	Change
1,500 Sq Ft and Below	63	42	- 33.8%
1,501 to 2,000 Sq Ft	60	41	- 32.5%
2,001 to 3,000 Sq Ft	65	45	- 30.8%
3,001 Sq Ft and Above	81	62	- 24.2%
<b>All Square Footage</b>	<b>65</b>	<b>44</b>	<b>- 32.3%</b>

05-2013	05-2014	Change	05-2013	05-2014	Change
56	40	- 29.3%	70	44	- 37.2%
59	40	- 32.4%	66	44	- 33.0%
65	44	- 31.2%	71	53	- 25.5%
81	62	- 24.1%	89	55	- 38.0%
<b>63</b>	<b>44</b>	<b>- 29.9%</b>	<b>69</b>	<b>44</b>	<b>- 36.2%</b>

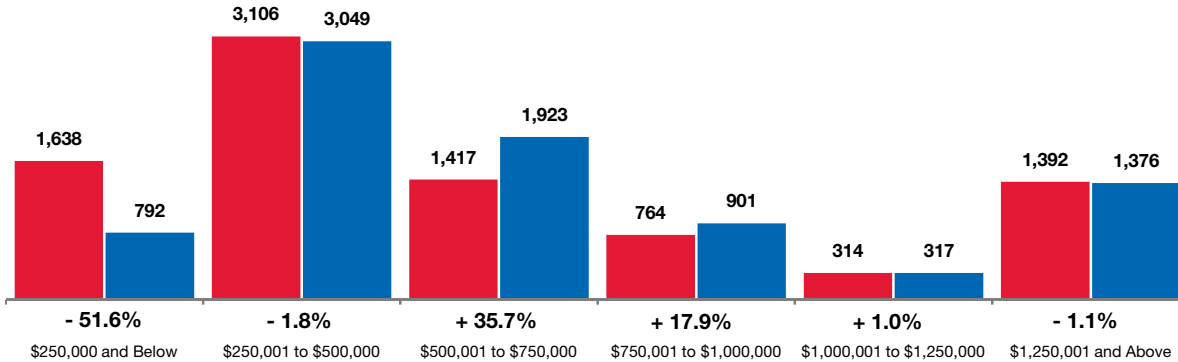


# Inventory of Homes for Sale

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

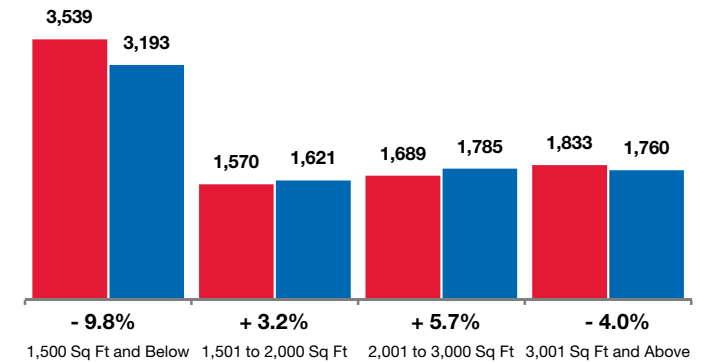
## By Price Range

■ 05-2013 ■ 05-2014



## By Square Feet

■ 05-2013 ■ 05-2014



### All Properties

By Price Range	05-2013	05-2014	Change
\$250,000 and Below	1,638	792	- 51.6%
\$250,001 to \$500,000	3,106	3,049	- 1.8%
\$500,001 to \$750,000	1,417	1,923	+ 35.7%
\$750,001 to \$1,000,000	764	901	+ 17.9%
\$1,000,001 to \$1,250,000	314	317	+ 1.0%
\$1,250,001 and Above	1,392	1,376	- 1.1%
<b>All Price Ranges</b>	<b>8,631</b>	<b>8,359</b>	<b>- 3.2%</b>

### Single-Family Homes

05-2013	05-2014	Change	05-2013	05-2014	Change
553	192	- 65.3%	1,085	600	- 44.7%
2,257	1,895	- 16.0%	849	1,154	+ 35.9%
1,138	1,548	+ 36.0%	279	375	+ 34.4%
625	742	+ 18.7%	139	159	+ 14.4%
254	261	+ 2.8%	60	56	- 6.7%
1,226	1,229	+ 0.2%	166	147	- 11.4%
<b>6,053</b>	<b>5,868</b>	<b>- 3.1%</b>	<b>2,578</b>	<b>2,491</b>	<b>- 3.4%</b>

### Condos - Townhomes

By Square Feet	05-2013	05-2014	Change
1,500 Sq Ft and Below	3,539	3,193	- 9.8%
1,501 to 2,000 Sq Ft	1,570	1,621	+ 3.2%
2,001 to 3,000 Sq Ft	1,689	1,785	+ 5.7%
3,001 Sq Ft and Above	1,833	1,760	- 4.0%
<b>All Square Footage</b>	<b>8,631</b>	<b>8,359</b>	<b>- 3.2%</b>

05-2013	05-2014	Change	05-2013	05-2014	Change
1,525	1,270	- 16.7%	2,014	1,923	- 4.5%
1,159	1,193	+ 2.9%	411	428	+ 4.1%
1,560	1,668	+ 6.9%	129	117	- 9.3%
1,809	1,737	- 4.0%	24	23	- 4.2%
<b>6,053</b>	<b>5,868</b>	<b>- 3.1%</b>	<b>2,578</b>	<b>2,491</b>	<b>- 3.4%</b>

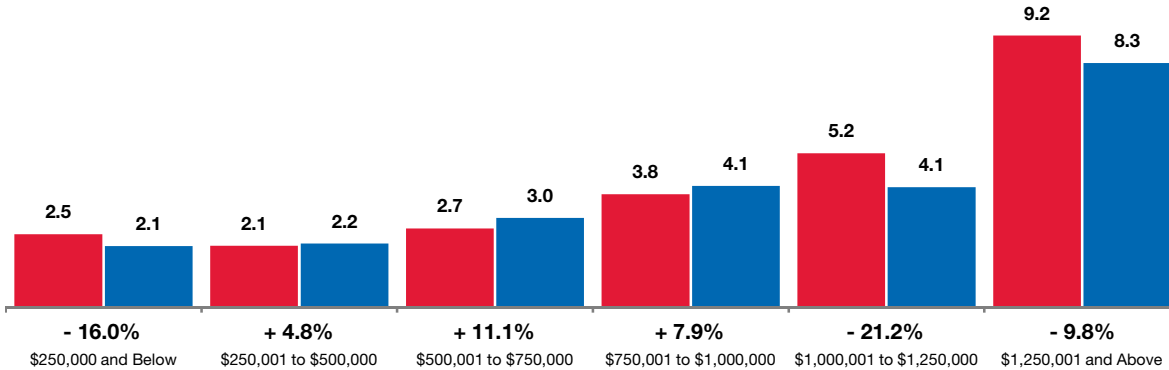


# Months Supply of Inventory

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.

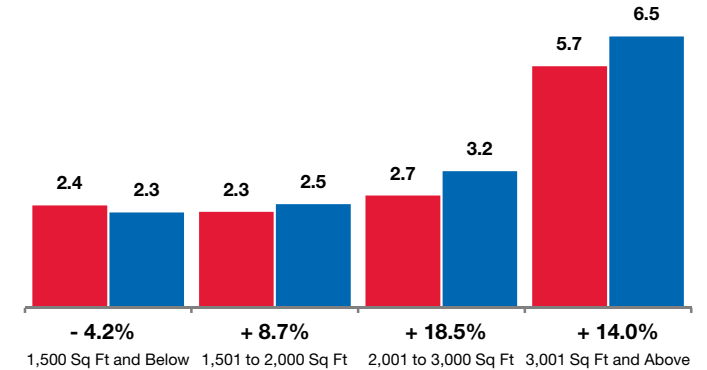
## By Price Range

■ 05-2013 ■ 05-2014



## By Square Feet

■ 05-2013 ■ 05-2014



### All Properties

By Price Range	05-2013	05-2014	Change
\$250,000 and Below	2.5	2.1	-16.0%
\$250,001 to \$500,000	2.1	2.2	+4.8%
\$500,001 to \$750,000	2.7	3.0	+11.1%
\$750,001 to \$1,000,000	3.8	4.1	+7.9%
\$1,000,001 to \$1,250,000	5.2	4.1	-21.2%
\$1,250,001 and Above	9.2	8.3	-9.8%
<b>All Price Ranges</b>	<b>2.8</b>	<b>2.9</b>	<b>+3.6%</b>

### Single-Family Homes

05-2013	05-2014	Change	05-2013	05-2014	Change
2.7	2.6	-3.7%	2.4	2.0	-16.7%
2.0	2.0	0.0%	2.3	2.4	+4.3%
2.5	3.0	+20.0%	3.5	3.3	-5.7%
3.6	3.9	+8.3%	5.4	5.3	-1.9%
5.0	3.8	-24.0%	6.4	6.0	-6.3%
9.3	8.3	-10.8%	8.6	8.0	-7.0%
<b>2.8</b>	<b>3.0</b>	<b>+7.1%</b>	<b>2.7</b>	<b>2.6</b>	<b>-3.7%</b>

### Condos - Townhomes

By Square Feet	05-2013	05-2014	Change
1,500 Sq Ft and Below	2.4	2.3	-4.2%
1,501 to 2,000 Sq Ft	2.3	2.5	+8.7%
2,001 to 3,000 Sq Ft	2.7	3.2	+18.5%
3,001 Sq Ft and Above	5.7	6.5	+14.0%
<b>All Square Footage</b>	<b>2.8</b>	<b>2.9</b>	<b>+3.6%</b>

05-2013	05-2014	Change	05-2013	05-2014	Change
2.3	2.0	-13.0%	2.6	2.5	-3.8%
2.2	2.3	+4.5%	2.7	2.9	+7.4%
2.6	3.2	+23.1%	4.2	4.4	+4.8%
5.7	6.4	+12.3%	8.5	11.0	+29.4%
<b>2.8</b>	<b>3.0</b>	<b>+7.1%</b>	<b>2.7</b>	<b>2.6</b>	<b>-3.7%</b>

