

Housing Supply Overview

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

June 2014

The astute observer will note that headline figures can sometimes mask the truth. The truth hides within the various areas and sub-markets. Watch closely for signs of changing supply and demand dynamics in certain price ranges and other segments. For the 12-month period spanning July 2013 through June 2014, Pending Sales in San Diego County were down 7.8 percent overall. The price range with the largest gain in sales was the \$1,000,001 to \$1,250,000 range, where they increased 25.6 percent.

The overall Median Sales Price was up 14.8 percent to \$426,000. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 19.2 percent to \$310,000. 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 68 days.

Market-wide, inventory levels were down 1.0 percent. The property type that gained the most inventory was the Single-Family Homes segment, where it increased 0.3 percent. That amounts to 3.3 months supply for Single-Family Homes and 2.7 months supply for Condos - Townhomes.

Quick Facts

+ 25.6%

- 4.3%

- 2.4%

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	1,501 to 2,000 Sq Ft	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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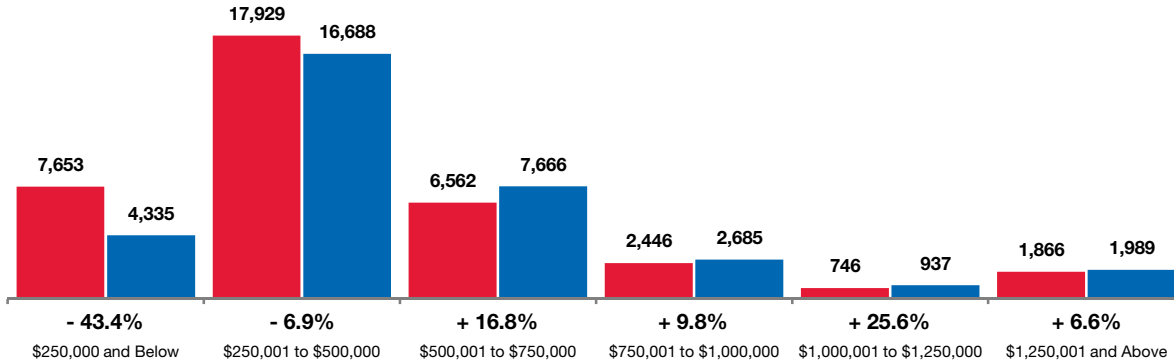
[Click on desired metric to jump to that page.](#)

Pending Sales

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

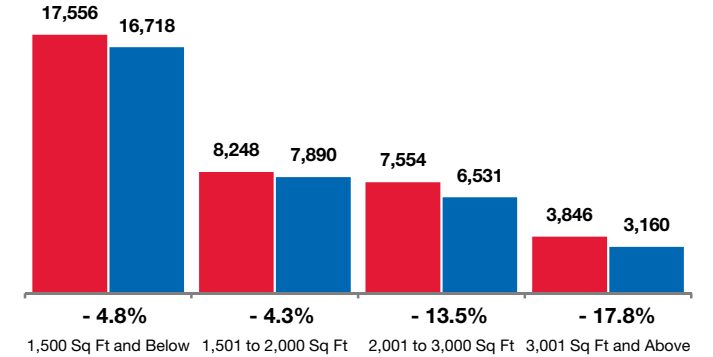
By Price Range

■ 06-2013 ■ 06-2014



By Square Feet

■ 06-2013 ■ 06-2014



All Properties

By Price Range	06-2013	06-2014	Change
\$250,000 and Below	7,653	4,335	- 43.4%
\$250,001 to \$500,000	17,929	16,688	- 6.9%
\$500,001 to \$750,000	6,562	7,666	+ 16.8%
\$750,001 to \$1,000,000	2,446	2,685	+ 9.8%
\$1,000,001 to \$1,250,000	746	937	+ 25.6%
\$1,250,001 and Above	1,866	1,989	+ 6.6%
All Price Ranges	37,205	34,300	- 7.8%

Single-Family Homes

06-2013	06-2014	Change	06-2013	06-2014	Change
2,341	791	- 66.2%	5,312	3,544	- 33.3%
13,258	10,932	- 17.5%	4,671	5,756	+ 23.2%
5,563	6,307	+ 13.4%	999	1,359	+ 36.0%
2,129	2,311	+ 8.5%	317	374	+ 18.0%
628	819	+ 30.4%	118	118	0.0%
1,628	1,764	+ 8.4%	238	225	- 5.5%
25,548	22,924	- 10.3%	11,657	11,376	- 2.4%

Condos - Townhomes

By Square Feet	06-2013	06-2014	Change
1,500 Sq Ft and Below	17,556	16,718	- 4.8%
1,501 to 2,000 Sq Ft	8,248	7,890	- 4.3%
2,001 to 3,000 Sq Ft	7,554	6,531	- 13.5%
3,001 Sq Ft and Above	3,846	3,160	- 17.8%
All Square Footage	37,205	34,300	- 7.8%

06-2013	06-2014	Change	06-2013	06-2014	Change
8,126	7,462	- 8.2%	9,430	9,256	- 1.8%
6,429	6,101	- 5.1%	1,819	1,789	- 1.6%
7,178	6,225	- 13.3%	376	306	- 18.6%
3,814	3,135	- 17.8%	32	25	- 21.9%
25,548	22,924	- 10.3%	11,657	11,376	- 2.4%

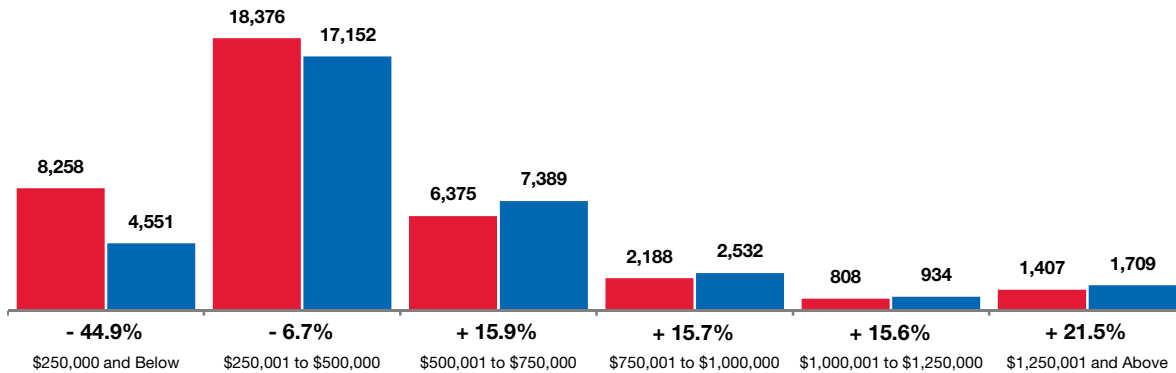


Closed Sales

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

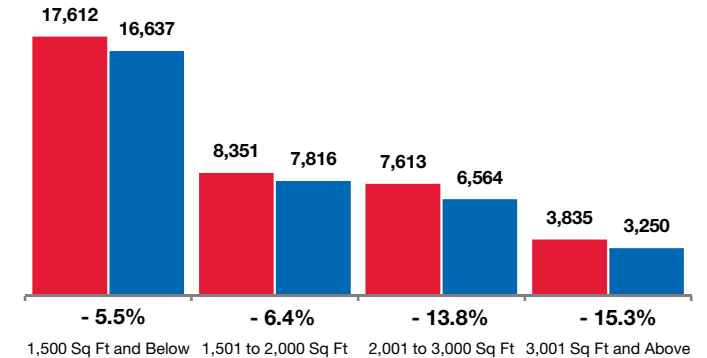
By Price Range

■ 06-2013 ■ 06-2014



By Square Feet

■ 06-2013 ■ 06-2014



All Properties

By Price Range	06-2013	06-2014	Change
\$250,000 and Below	8,258	4,551	- 44.9%
\$250,001 to \$500,000	18,376	17,152	- 6.7%
\$500,001 to \$750,000	6,375	7,389	+ 15.9%
\$750,001 to \$1,000,000	2,188	2,532	+ 15.7%
\$1,000,001 to \$1,250,000	808	934	+ 15.6%
\$1,250,001 and Above	1,407	1,709	+ 21.5%
All Price Ranges	37,412	34,267	- 8.4%

Single-Family Homes

06-2013	06-2014	Change	06-2013	06-2014	Change
2,703	807	- 70.1%	5,555	3,744	- 32.6%
13,777	11,429	- 17.0%	4,599	5,723	+ 24.4%
5,450	6,130	+ 12.5%	925	1,259	+ 36.1%
1,921	2,207	+ 14.9%	267	325	+ 21.7%
681	807	+ 18.5%	127	127	0.0%
1,262	1,539	+ 21.9%	145	170	+ 17.2%
25,794	22,919	- 11.1%	11,618	11,348	- 2.3%

Condos - Townhomes

By Square Feet	06-2013	06-2014	Change
1,500 Sq Ft and Below	17,612	16,637	- 5.5%
1,501 to 2,000 Sq Ft	8,351	7,816	- 6.4%
2,001 to 3,000 Sq Ft	7,613	6,564	- 13.8%
3,001 Sq Ft and Above	3,835	3,250	- 15.3%
All Square Footage	37,412	34,267	- 8.4%

06-2013	06-2014	Change	06-2013	06-2014	Change
8,126	7,462	- 8.2%	9,430	9,256	- 1.8%
6,429	6,101	- 5.1%	1,819	1,789	- 1.6%
7,178	6,225	- 13.3%	376	306	- 18.6%
3,814	3,135	- 17.8%	32	25	- 21.9%
25,794	22,919	- 11.1%	11,618	11,348	- 2.3%

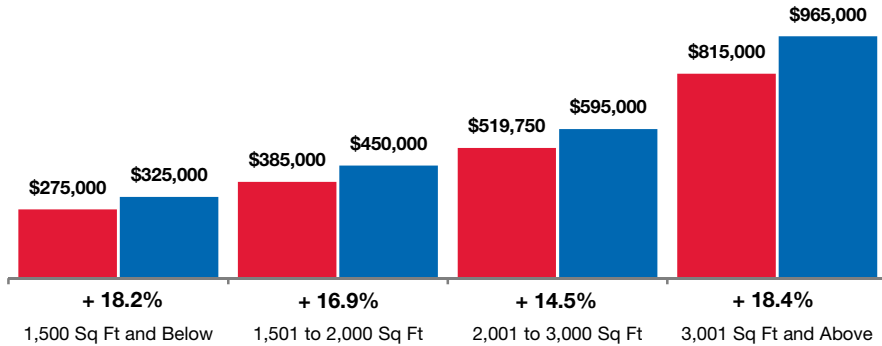


Median Sales Price

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.**

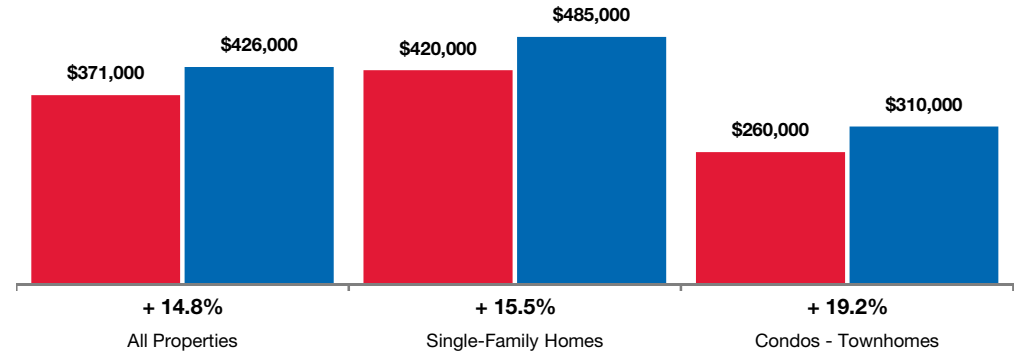
By Square Feet

■ 06-2013 ■ 06-2014



By Property Type

■ 06-2013 ■ 06-2014



By Square Feet	All Properties		
	06-2013	06-2014	Change
1,500 Sq Ft and Below	\$275,000	\$325,000	+ 18.2%
1,501 to 2,000 Sq Ft	\$385,000	\$450,000	+ 16.9%
2,001 to 3,000 Sq Ft	\$519,750	\$595,000	+ 14.5%
3,001 Sq Ft and Above	\$815,000	\$965,000	+ 18.4%
All Square Footage	\$371,000	\$426,000	+ 14.8%

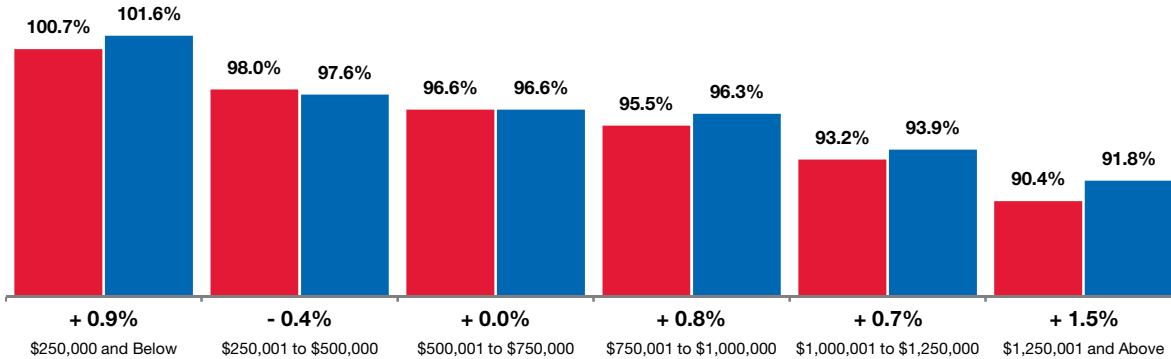
	Single-Family Homes			Condos - Townhomes		
	06-2013	06-2014	Change	06-2013	06-2014	Change
	\$307,000	\$360,000	+ 17.3%	\$230,000	\$280,000	+ 21.7%
	\$382,500	\$449,000	+ 17.4%	\$391,000	\$455,000	+ 16.4%
	\$511,500	\$588,738	+ 15.1%	\$731,500	\$768,400	+ 5.0%
	\$815,000	\$960,000	+ 17.8%	\$1,305,000	\$1,970,000	+ 51.0%
	\$420,000	\$485,000	+ 15.5%	\$260,000	\$310,000	+ 19.2%

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.**

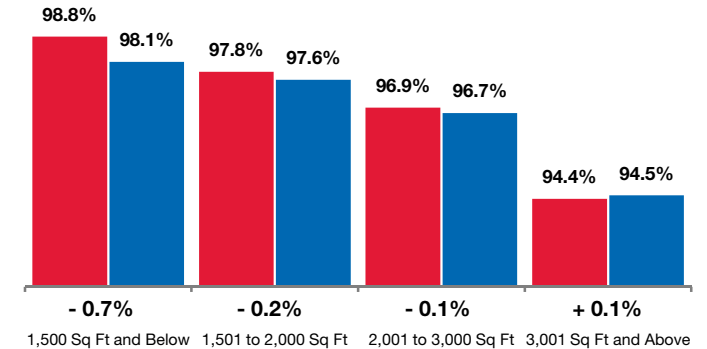
By Price Range

■ 06-2013 ■ 06-2014



By Square Feet

■ 06-2013 ■ 06-2014



All Properties

By Price Range	06-2013	06-2014	Change
\$250,000 and Below	100.7%	101.6%	+ 0.9%
\$250,001 to \$500,000	98.0%	97.6%	- 0.4%
\$500,001 to \$750,000	96.6%	96.6%	+ 0.0%
\$750,001 to \$1,000,000	95.5%	96.3%	+ 0.8%
\$1,000,001 to \$1,250,000	93.2%	93.9%	+ 0.7%
\$1,250,001 and Above	90.4%	91.8%	+ 1.5%
All Price Ranges	97.7%	97.4%	- 0.4%

Single-Family Homes

06-2013	06-2014	Change	06-2013	06-2014	Change
95.8%	97.4%	+ 1.6%	99.8%	99.4%	- 0.5%
98.4%	97.8%	- 0.6%	98.5%	97.8%	- 0.7%
97.5%	97.3%	- 0.2%	96.2%	97.0%	+ 0.8%
95.9%	96.4%	+ 0.6%	94.6%	95.4%	+ 0.8%
94.0%	94.9%	+ 0.9%	91.8%	92.8%	+ 1.1%
91.9%	92.7%	+ 0.8%	91.7%	93.6%	+ 2.1%
97.3%	97.1%	- 0.3%	98.7%	98.0%	- 0.6%

Condos - Townhomes

By Square Feet	06-2013	06-2014	Change
1,500 Sq Ft and Below	98.8%	98.1%	- 0.7%
1,501 to 2,000 Sq Ft	97.8%	97.6%	- 0.2%
2,001 to 3,000 Sq Ft	96.9%	96.7%	- 0.1%
3,001 Sq Ft and Above	94.4%	94.5%	+ 0.1%
All Square Footage	97.7%	97.4%	- 0.4%

06-2013	06-2014	Change	06-2013	06-2014	Change
98.4%	97.9%	- 0.4%	99.2%	98.3%	- 0.9%
98.1%	97.7%	- 0.4%	97.0%	97.5%	+ 0.5%
97.0%	96.8%	- 0.2%	94.7%	95.1%	+ 0.5%
94.4%	94.5%	+ 0.1%	91.5%	92.6%	+ 1.2%
97.3%	97.1%	- 0.3%	98.7%	98.0%	- 0.6%

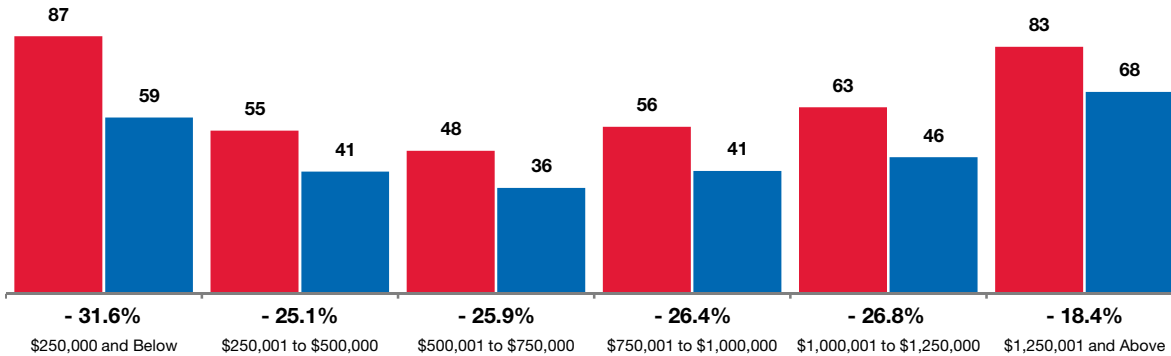


Days on Market Until Sale

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.

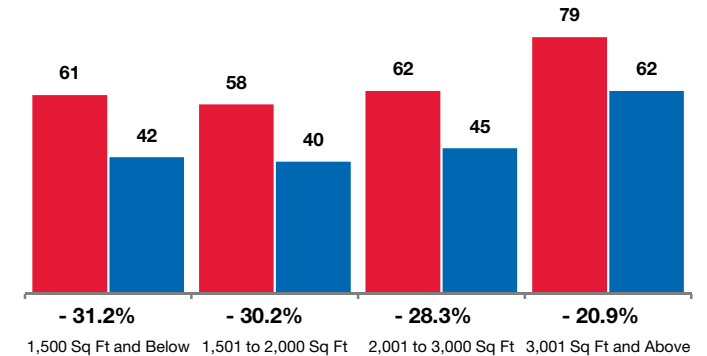
By Price Range

■ 06-2013 ■ 06-2014



By Square Feet

■ 06-2013 ■ 06-2014



All Properties

By Price Range	06-2013	06-2014	Change
\$250,000 and Below	87	59	- 31.6%
\$250,001 to \$500,000	55	41	- 25.1%
\$500,001 to \$750,000	48	36	- 25.9%
\$750,001 to \$1,000,000	56	41	- 26.4%
\$1,000,001 to \$1,250,000	63	46	- 26.8%
\$1,250,001 and Above	83	68	- 18.4%
All Price Ranges	62	44	- 29.0%

Single-Family Homes

06-2013	06-2014	Change	06-2013	06-2014	Change
99	85	- 14.2%	81	54	- 33.4%
57	43	- 24.8%	50	38	- 23.4%
48	36	- 25.3%	52	36	- 29.6%
55	40	- 26.9%	66	50	- 24.3%
59	43	- 26.9%	82	63	- 23.3%
82	69	- 15.7%	98	61	- 37.7%
60	44	- 27.4%	66	44	- 33.3%

Condos - Townhomes

By Square Feet	06-2013	06-2014	Change
1,500 Sq Ft and Below	61	42	- 31.2%
1,501 to 2,000 Sq Ft	58	40	- 30.2%
2,001 to 3,000 Sq Ft	62	45	- 28.3%
3,001 Sq Ft and Above	79	62	- 20.9%
All Square Footage	62	44	- 29.0%

06-2013	06-2014	Change	06-2013	06-2014	Change
54	39	- 27.0%	67	44	- 34.4%
57	39	- 30.3%	63	44	- 30.3%
62	44	- 28.8%	66	54	- 18.3%
78	62	- 20.8%	88	60	- 31.6%
60	44	- 27.4%	66	44	- 33.3%

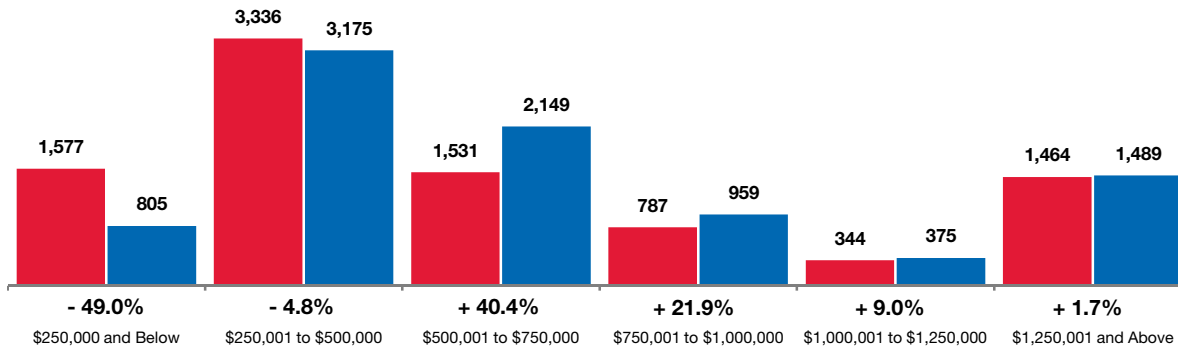


Inventory of Homes for Sale

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

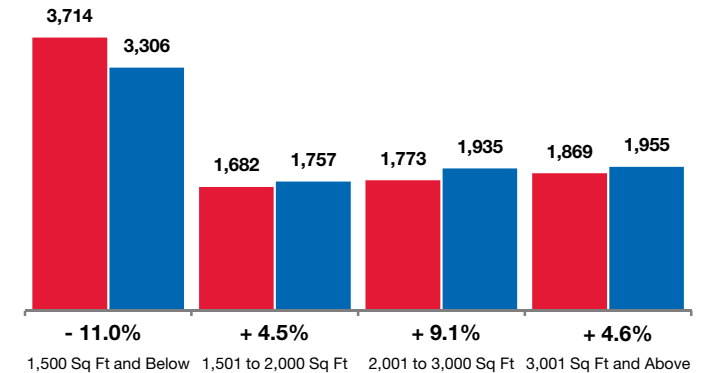
By Price Range

■ 06-2013 ■ 06-2014



By Square Feet

■ 06-2013 ■ 06-2014



All Properties

By Price Range	06-2013	06-2014	Change
\$250,000 and Below	1,577	805	- 49.0%
\$250,001 to \$500,000	3,336	3,175	- 4.8%
\$500,001 to \$750,000	1,531	2,149	+ 40.4%
\$750,001 to \$1,000,000	787	959	+ 21.9%
\$1,000,001 to \$1,250,000	344	375	+ 9.0%
\$1,250,001 and Above	1,464	1,489	+ 1.7%
All Price Ranges	9,039	8,953	- 1.0%

Single-Family Homes

06-2013	06-2014	Change	06-2013	06-2014	Change
516	194	- 62.4%	1,061	611	- 42.4%
2,355	1,969	- 16.4%	981	1,206	+ 22.9%
1,230	1,739	+ 41.4%	301	410	+ 36.2%
644	802	+ 24.5%	143	157	+ 9.8%
294	317	+ 7.8%	50	58	+ 16.0%
1,291	1,328	+ 2.9%	173	161	- 6.9%
6,330	6,350	+ 0.3%	2,709	2,603	- 3.9%

Condos - Townhomes

By Square Feet	06-2013	06-2014	Change
1,500 Sq Ft and Below	3,714	3,306	- 11.0%
1,501 to 2,000 Sq Ft	1,682	1,757	+ 4.5%
2,001 to 3,000 Sq Ft	1,773	1,935	+ 9.1%
3,001 Sq Ft and Above	1,869	1,955	+ 4.6%
All Square Footage	9,039	8,953	- 1.0%

06-2013	06-2014	Change	06-2013	06-2014	Change
1,582	1,317	- 16.8%	2,132	1,989	- 6.7%
1,252	1,294	+ 3.4%	430	463	+ 7.7%
1,650	1,808	+ 9.6%	123	127	+ 3.3%
1,845	1,931	+ 4.7%	24	24	0.0%
6,330	6,350	+ 0.3%	2,709	2,603	- 3.9%

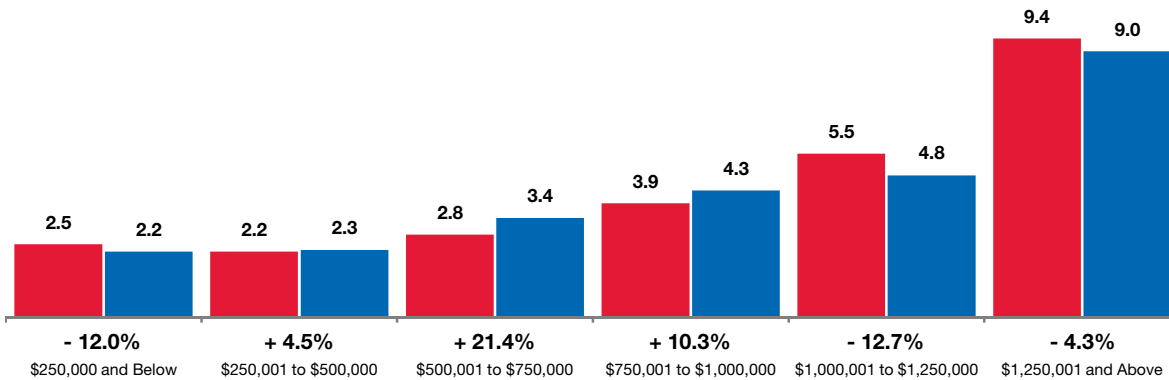


Months Supply of Inventory

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.

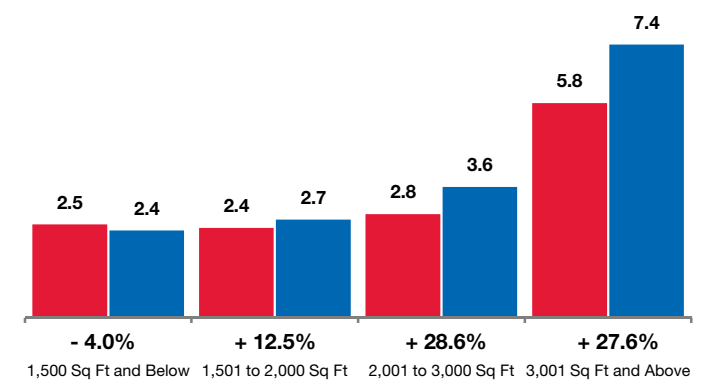
By Price Range

■ 06-2013 ■ 06-2014



By Square Feet

■ 06-2013 ■ 06-2014



All Properties

By Price Range	06-2013	06-2014	Change
\$250,000 and Below	2.5	2.2	- 12.0%
\$250,001 to \$500,000	2.2	2.3	+ 4.5%
\$500,001 to \$750,000	2.8	3.4	+ 21.4%
\$750,001 to \$1,000,000	3.9	4.3	+ 10.3%
\$1,000,001 to \$1,250,000	5.5	4.8	- 12.7%
\$1,250,001 and Above	9.4	9.0	- 4.3%
All Price Ranges	2.9	3.1	+ 6.9%

Single-Family Homes

06-2013	06-2014	Change	06-2013	06-2014	Change
2.6	2.9	+ 11.5%	2.4	2.1	- 12.5%
2.1	2.2	+ 4.8%	2.5	2.5	0.0%
2.7	3.3	+ 22.2%	3.6	3.6	0.0%
3.6	4.2	+ 16.7%	5.4	5.0	- 7.4%
5.6	4.6	- 17.9%	5.1	5.9	+ 15.7%
9.5	9.0	- 5.3%	8.7	8.6	- 1.1%
3.0	3.3	+ 10.0%	2.8	2.7	- 3.6%

Condos - Townhomes

By Square Feet	06-2013	06-2014	Change
1,500 Sq Ft and Below	2.5	2.4	- 4.0%
1,501 to 2,000 Sq Ft	2.4	2.7	+ 12.5%
2,001 to 3,000 Sq Ft	2.8	3.6	+ 28.6%
3,001 Sq Ft and Above	5.8	7.4	+ 27.6%
All Square Footage	2.9	3.1	+ 6.9%

06-2013	06-2014	Change	06-2013	06-2014	Change
2.3	2.1	- 8.7%	2.7	2.6	- 3.7%
2.3	2.5	+ 8.7%	2.8	3.1	+ 10.7%
2.8	3.5	+ 25.0%	3.9	5.0	+ 28.2%
5.8	7.4	+ 27.6%	9.0	11.5	+ 27.8%
3.0	3.3	+ 10.0%	2.8	2.7	- 3.6%