

Housing Supply Overview

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

July 2014

Some claim that housing has stalled. The truth is that price recovery has simply outpaced comparable wage growth, which is a short-term challenge. With tight inventory and tight credit, further economic gains are needed in order for housing to regain some traction. It appears that some of those gains may have arrived in the form of better-than-expected second quarter growth. For the 12-month period spanning August 2013 through July 2014, Pending Sales in San Diego County were down 9.1 percent overall. The price range with the largest gain in sales was the \$1,000,001 to \$1,250,000 range, where they increased 18.8 percent.

The overall Median Sales Price was up 13.1 percent to \$429,900. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 15.5 percent to \$311,900. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 37 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 0.4 percent. The property type that lost the least inventory was the Single-Family Homes segment, where it decreased 0.2 percent. That amounts to 3.5 months supply for Single-Family Homes and 3.0 months supply for Condos - Townhomes.

Quick Facts

+ 18.8%

- 6.0%

- 4.4%

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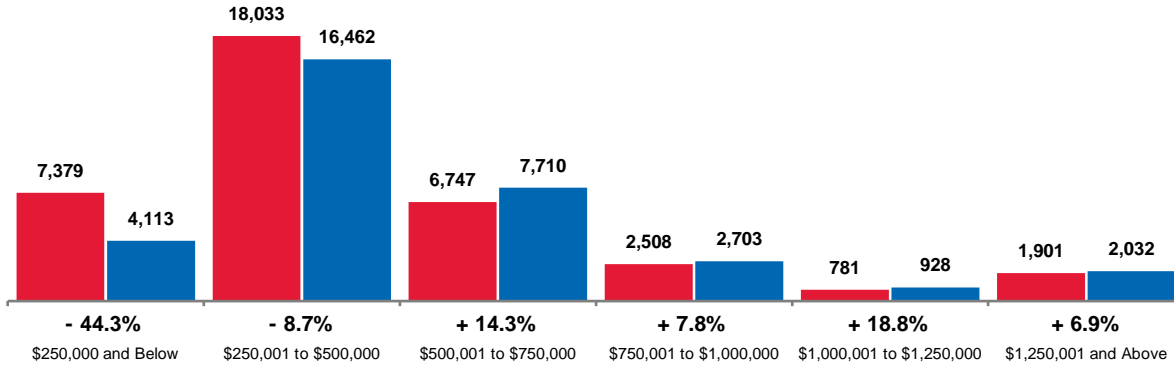
[Click on desired metric to jump to that page.](#)

Pending Sales

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

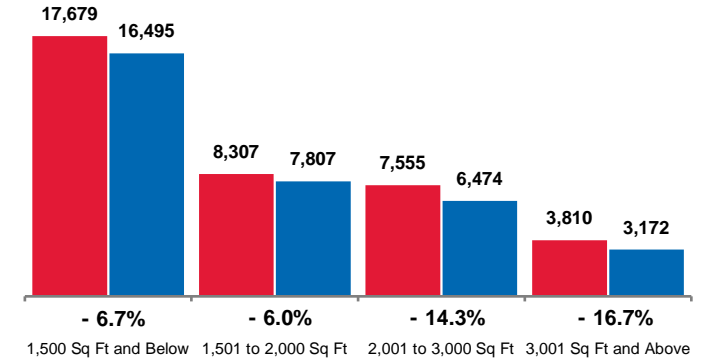
By Price Range

■ 07-2013 ■ 07-2014



By Square Feet

■ 07-2013 ■ 07-2014



All Properties

By Price Range	07-2013	07-2014	Change
\$250,000 and Below	7,379	4,113	- 44.3%
\$250,001 to \$500,000	18,033	16,462	- 8.7%
\$500,001 to \$750,000	6,747	7,710	+ 14.3%
\$750,001 to \$1,000,000	2,508	2,703	+ 7.8%
\$1,000,001 to \$1,250,000	781	928	+ 18.8%
\$1,250,001 and Above	1,901	2,032	+ 6.9%
All Price Ranges	37,352	33,948	- 9.1%

Single-Family Homes

07-2013	07-2014	Change	07-2013	07-2014	Change
2,189	739	- 66.2%	5,190	3,374	- 35.0%
13,188	10,697	- 18.9%	4,845	5,765	+ 19.0%
5,704	6,347	+ 11.3%	1,043	1,363	+ 30.7%
2,177	2,317	+ 6.4%	331	386	+ 16.6%
671	807	+ 20.3%	110	121	+ 10.0%
1,657	1,792	+ 8.1%	244	240	- 1.6%
25,587	22,699	- 11.3%	11,765	11,249	- 4.4%

Condos - Townhomes

By Square Feet	07-2013	07-2014	Change
1,500 Sq Ft and Below	17,679	16,495	- 6.7%
1,501 to 2,000 Sq Ft	8,307	7,807	- 6.0%
2,001 to 3,000 Sq Ft	7,555	6,474	- 14.3%
3,001 Sq Ft and Above	3,810	3,172	- 16.7%
All Square Footage	37,352	33,948	- 9.1%

07-2013	07-2014	Change	07-2013	07-2014	Change
8,159	7,364	- 9.7%	9,520	9,131	- 4.1%
6,468	6,023	- 6.9%	1,839	1,784	- 3.0%
7,181	6,169	- 14.1%	374	305	- 18.4%
3,778	3,143	- 16.8%	32	29	- 9.4%
25,587	22,699	- 11.3%	11,765	11,249	- 4.4%

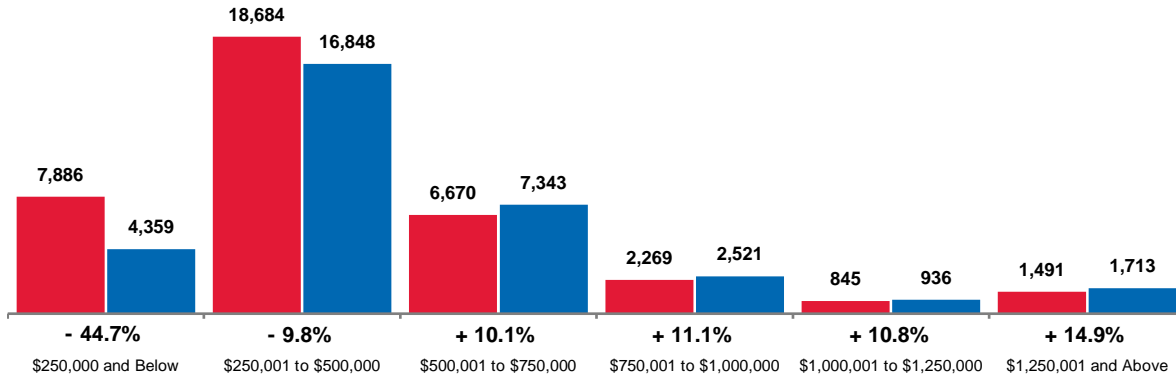


Closed Sales

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

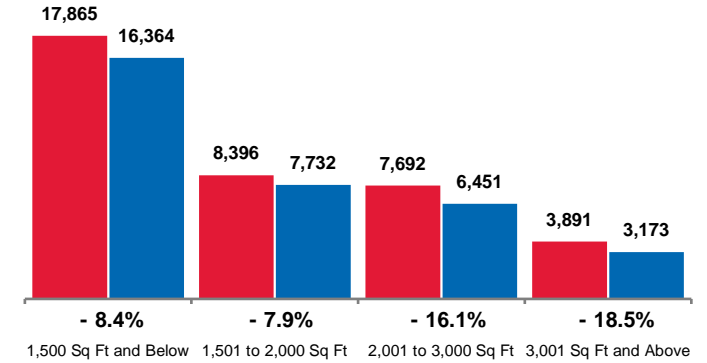
By Price Range

■ 07-2013 ■ 07-2014



By Square Feet

■ 07-2013 ■ 07-2014



All Properties

By Price Range	07-2013	07-2014	Change
\$250,000 and Below	7,886	4,359	- 44.7%
\$250,001 to \$500,000	18,684	16,848	- 9.8%
\$500,001 to \$750,000	6,670	7,343	+ 10.1%
\$750,001 to \$1,000,000	2,269	2,521	+ 11.1%
\$1,000,001 to \$1,250,000	845	936	+ 10.8%
\$1,250,001 and Above	1,491	1,713	+ 14.9%
All Price Ranges	37,845	33,720	- 10.9%

Single-Family Homes

07-2013	07-2014	Change	07-2013	07-2014	Change
2,465	755	- 69.4%	5,421	3,604	- 33.5%
13,802	11,160	- 19.1%	4,882	5,688	+ 16.5%
5,691	6,076	+ 6.8%	979	1,267	+ 29.4%
1,987	2,191	+ 10.3%	282	330	+ 17.0%
710	809	+ 13.9%	135	127	- 5.9%
1,332	1,555	+ 16.7%	159	158	- 0.6%
25,987	22,546	- 13.2%	11,858	11,174	- 5.8%

Condos - Townhomes

By Price Range	07-2013	07-2014	Change
\$250,000 and Below	7,886	4,359	- 44.7%
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All Price Ranges	37,845	33,720	- 10.9%

By Square Feet	07-2013	07-2014	Change	07-2013	07-2014	Change
1,500 Sq Ft and Below	17,865	16,364	- 8.4%	8,159	7,364	- 9.7%
1,501 to 2,000 Sq Ft	8,396	7,732	- 7.9%	6,468	6,023	- 6.9%
2,001 to 3,000 Sq Ft	7,692	6,451	- 16.1%	1,839	1,784	- 3.0%
3,001 Sq Ft and Above	3,891	3,173	- 18.5%	7,181	6,169	- 14.1%
All Square Footage	37,845	33,720	- 10.9%	3,778	3,143	- 16.8%
				11,858	11,174	- 5.8%

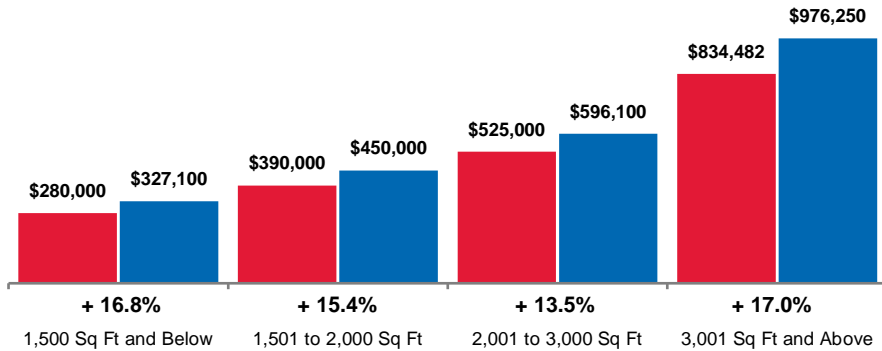


Median Sales Price

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.**

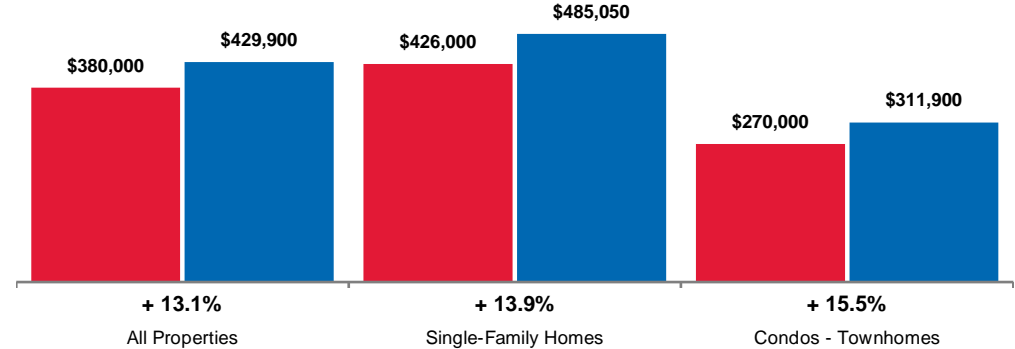
By Square Feet

■ 07-2013 ■ 07-2014



By Property Type

■ 07-2013 ■ 07-2014



By Square Feet	All Properties		
	07-2013	07-2014	Change
1,500 Sq Ft and Below	\$280,000	\$327,100	+ 16.8%
1,501 to 2,000 Sq Ft	\$390,000	\$450,000	+ 15.4%
2,001 to 3,000 Sq Ft	\$525,000	\$596,100	+ 13.5%
3,001 Sq Ft and Above	\$834,482	\$976,250	+ 17.0%
All Square Footage	\$380,000	\$429,900	+ 13.1%

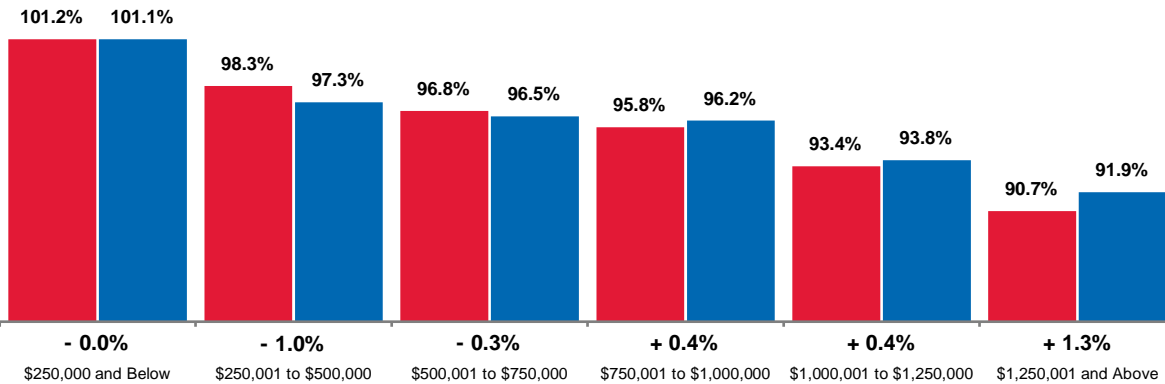
	Single-Family Homes			Condos - Townhomes		
	07-2013	07-2014	Change	07-2013	07-2014	Change
	\$314,000	\$365,000	+ 16.2%	\$237,000	\$285,000	+ 20.3%
	\$390,000	\$450,000	+ 15.4%	\$399,000	\$460,000	+ 15.3%
	\$520,000	\$590,000	+ 13.5%	\$752,500	\$769,300	+ 2.2%
	\$830,000	\$975,000	+ 17.5%	\$1,305,000	\$2,075,000	+ 59.0%
	\$426,000	\$485,050	+ 13.9%	\$270,000	\$311,900	+ 15.5%

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.**

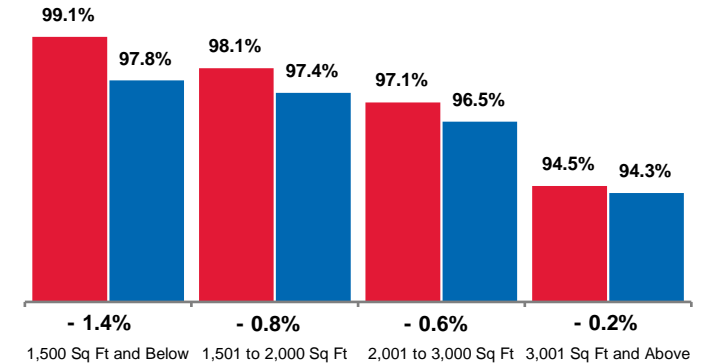
By Price Range

■ 07-2013 ■ 07-2014



By Square Feet

■ 07-2013 ■ 07-2014



All Properties

By Price Range	07-2013	07-2014	Change
\$250,000 and Below	101.2%	101.1%	- 0.0%
\$250,001 to \$500,000	98.3%	97.3%	- 1.0%
\$500,001 to \$750,000	96.8%	96.5%	- 0.3%
\$750,001 to \$1,000,000	95.8%	96.2%	+ 0.4%
\$1,000,001 to \$1,250,000	93.4%	93.8%	+ 0.4%
\$1,250,001 and Above	90.7%	91.9%	+ 1.3%
All Price Ranges	98.0%	97.1%	- 0.9%

Single-Family Homes

07-2013	07-2014	Change	07-2013	07-2014	Change
96.2%	96.8%	+ 0.6%	100.3%	98.9%	- 1.4%
98.7%	97.5%	- 1.2%	98.8%	97.5%	- 1.3%
97.6%	97.1%	- 0.5%	96.5%	96.9%	+ 0.5%
96.2%	96.3%	+ 0.0%	94.7%	95.5%	+ 0.9%
94.4%	94.7%	+ 0.3%	91.8%	93.1%	+ 1.3%
92.0%	92.7%	+ 0.8%	92.0%	93.4%	+ 1.6%
97.6%	96.8%	- 0.8%	99.0%	97.7%	- 1.3%

Condos - Townhomes

By Square Feet	07-2013	07-2014	Change
1,500 Sq Ft and Below	99.1%	97.8%	- 1.4%
1,501 to 2,000 Sq Ft	98.1%	97.4%	- 0.8%
2,001 to 3,000 Sq Ft	97.1%	96.5%	- 0.6%
3,001 Sq Ft and Above	94.5%	94.3%	- 0.2%
All Square Footage	98.0%	97.1%	- 0.9%

07-2013	07-2014	Change	07-2013	07-2014	Change
98.6%	97.6%	- 1.0%	99.5%	97.9%	- 1.6%
98.4%	97.4%	- 1.0%	97.3%	97.3%	+ 0.0%
97.2%	96.6%	- 0.7%	94.7%	95.3%	+ 0.6%
94.6%	94.3%	- 0.2%	91.4%	92.8%	+ 1.4%
97.6%	96.8%	- 0.8%	99.0%	97.7%	- 1.3%

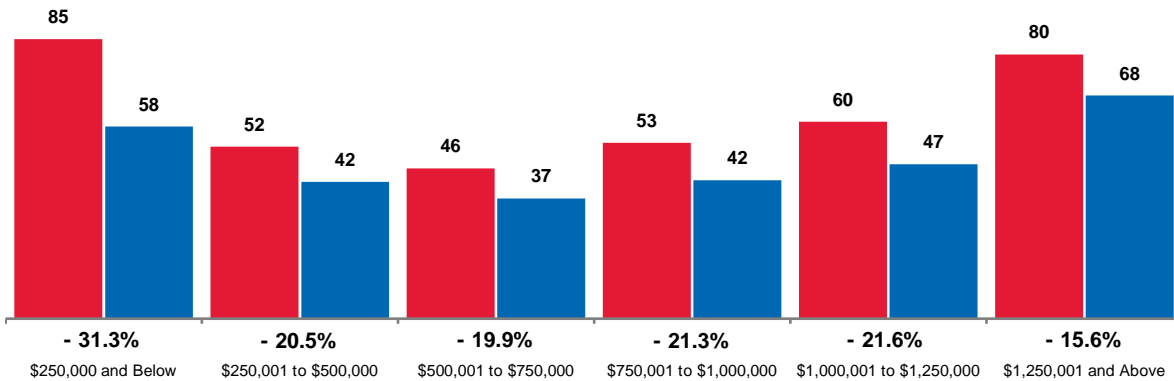


Days on Market Until Sale

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.

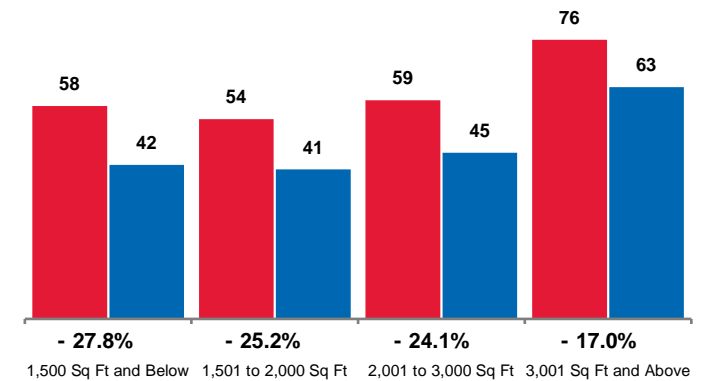
By Price Range

■ 07-2013 ■ 07-2014



By Square Feet

■ 07-2013 ■ 07-2014



All Properties

By Price Range	07-2013	07-2014	Change
\$250,000 and Below	85	58	- 31.3%
\$250,001 to \$500,000	52	42	- 20.5%
\$500,001 to \$750,000	46	37	- 19.9%
\$750,001 to \$1,000,000	53	42	- 21.3%
\$1,000,001 to \$1,250,000	60	47	- 21.6%
\$1,250,001 and Above	80	68	- 15.6%
All Price Ranges	59	44	- 25.4%

Single-Family Homes

07-2013	07-2014	Change	07-2013	07-2014	Change
98	87	- 11.4%	79	52	- 33.6%
54	43	- 20.9%	47	39	- 16.6%
45	36	- 19.2%	48	37	- 23.8%
52	41	- 20.4%	66	48	- 26.7%
56	45	- 20.2%	80	61	- 23.8%
79	68	- 13.5%	91	62	- 31.3%
58	44	- 23.0%	63	44	- 30.2%

Condos - Townhomes

By Square Feet	07-2013	07-2014	Change
1,500 Sq Ft and Below	58	42	- 27.8%
1,501 to 2,000 Sq Ft	54	41	- 25.2%
2,001 to 3,000 Sq Ft	59	45	- 24.1%
3,001 Sq Ft and Above	76	63	- 17.0%
All Square Footage	59	44	- 25.4%

07-2013	07-2014	Change	07-2013	07-2014	Change
51	40	- 23.2%	63	44	- 31.2%
53	40	- 24.3%	60	43	- 28.0%
59	45	- 24.6%	64	54	- 14.9%
76	63	- 16.9%	81	58	- 28.4%
58	44	- 23.0%	63	44	- 30.2%

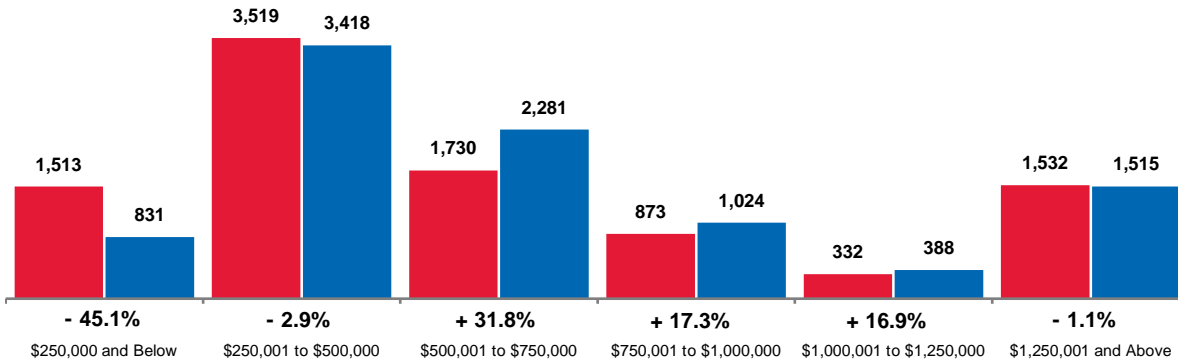


Inventory of Homes for Sale

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

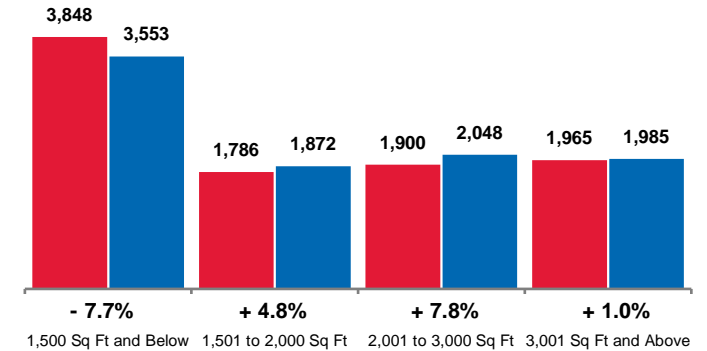
By Price Range

■ 07-2013 ■ 07-2014



By Square Feet

■ 07-2013 ■ 07-2014



All Properties

By Price Range	07-2013	07-2014	Change
\$250,000 and Below	1,513	831	- 45.1%
\$250,001 to \$500,000	3,519	3,418	- 2.9%
\$500,001 to \$750,000	1,730	2,281	+ 31.8%
\$750,001 to \$1,000,000	873	1,024	+ 17.3%
\$1,000,001 to \$1,250,000	332	388	+ 16.9%
\$1,250,001 and Above	1,532	1,515	- 1.1%
All Price Ranges	9,499	9,458	- 0.4%

Single-Family Homes

07-2013	07-2014	Change	07-2013	07-2014	Change
481	187	- 61.1%	1,032	644	- 37.6%
2,425	2,083	- 14.1%	1,094	1,335	+ 22.0%
1,363	1,833	+ 34.5%	367	448	+ 22.1%
735	870	+ 18.4%	138	154	+ 11.6%
282	321	+ 13.8%	50	67	+ 34.0%
1,360	1,338	- 1.6%	172	177	+ 2.9%
6,646	6,633	- 0.2%	2,853	2,825	- 1.0%

Condos - Townhomes

By Square Feet	07-2013	07-2014	Change
1,500 Sq Ft and Below	3,848	3,553	- 7.7%
1,501 to 2,000 Sq Ft	1,786	1,872	+ 4.8%
2,001 to 3,000 Sq Ft	1,900	2,048	+ 7.8%
3,001 Sq Ft and Above	1,965	1,985	+ 1.0%
All Square Footage	9,499	9,458	- 0.4%

07-2013	07-2014	Change	07-2013	07-2014	Change
1,603	1,403	- 12.5%	2,245	2,150	- 4.2%
1,325	1,370	+ 3.4%	461	502	+ 8.9%
1,780	1,900	+ 6.7%	120	148	+ 23.3%
1,938	1,960	+ 1.1%	27	25	- 7.4%
6,646	6,633	- 0.2%	2,853	2,825	- 1.0%

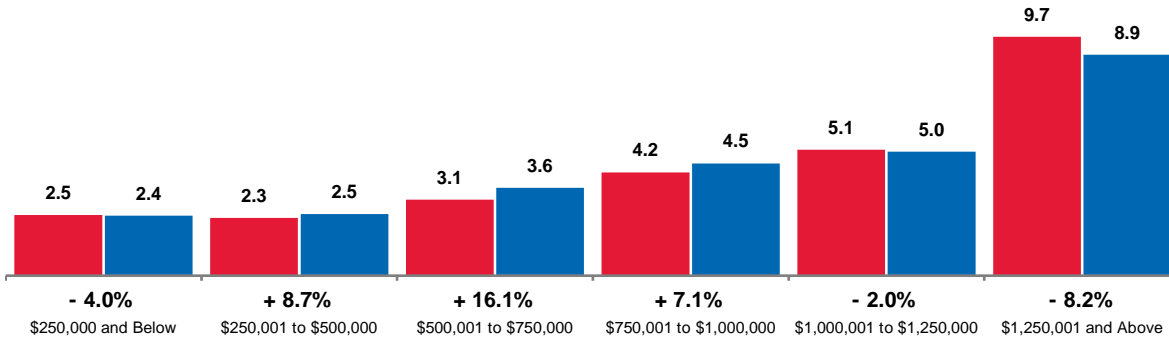


Months Supply of Inventory

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.

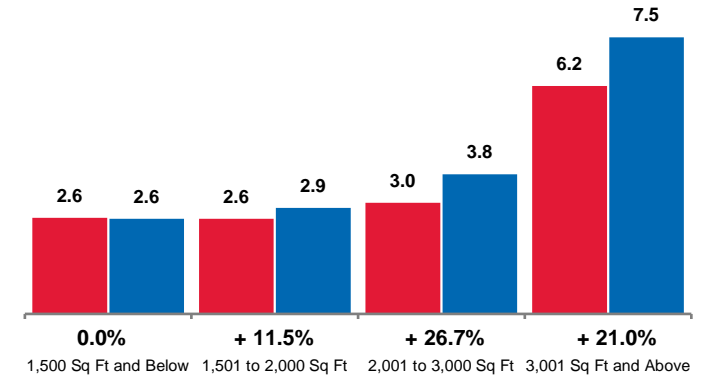
By Price Range

■ 07-2013 ■ 07-2014



By Square Feet

■ 07-2013 ■ 07-2014



All Properties

By Price Range	07-2013	07-2014	Change
\$250,000 and Below	2.5	2.4	- 4.0%
\$250,001 to \$500,000	2.3	2.5	+ 8.7%
\$500,001 to \$750,000	3.1	3.6	+ 16.1%
\$750,001 to \$1,000,000	4.2	4.5	+ 7.1%
\$1,000,001 to \$1,250,000	5.1	5.0	- 2.0%
\$1,250,001 and Above	9.7	8.9	- 8.2%
All Price Ranges	3.1	3.3	+ 6.5%

Single-Family Homes

07-2013	07-2014	Change	07-2013	07-2014	Change
2.6	3.0	+ 15.4%	2.4	2.3	- 4.2%
2.2	2.3	+ 4.5%	2.7	2.8	+ 3.7%
2.9	3.5	+ 20.7%	4.2	3.9	- 7.1%
4.1	4.5	+ 9.8%	5.0	4.8	- 4.0%
5.0	4.8	- 4.0%	5.5	6.6	+ 20.0%
9.8	9.0	- 8.2%	8.5	8.9	+ 4.7%
3.1	3.5	+ 12.9%	2.9	3.0	+ 3.4%

Condos - Townhomes

By Square Feet	07-2013	07-2014	Change
1,500 Sq Ft and Below	2.6	2.6	0.0%
1,501 to 2,000 Sq Ft	2.6	2.9	+ 11.5%
2,001 to 3,000 Sq Ft	3.0	3.8	+ 26.7%
3,001 Sq Ft and Above	6.2	7.5	+ 21.0%
All Square Footage	3.1	3.3	+ 6.5%

07-2013	07-2014	Change	07-2013	07-2014	Change
2.4	2.3	- 4.2%	2.8	2.8	0.0%
2.5	2.7	+ 8.0%	3.0	3.4	+ 13.3%
3.0	3.7	+ 23.3%	3.9	5.8	+ 48.7%
6.2	7.5	+ 21.0%	10.1	10.3	+ 2.0%
3.1	3.5	+ 12.9%	2.9	3.0	+ 3.4%

