

Housing Supply Overview

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

August 2014

Housing had a slow start to the year but ongoing market improvements across various areas and segments continue. Nowadays, it's important to assess market performance by price point. Also watch for long-awaited and yet still-uneven inventory gains. For the 12-month period spanning September 2013 through August 2014, Pending Sales in San Diego County were down 8.9 percent overall. The price range with the largest gain in sales was the \$1,000,001 to \$1,250,000 range, where they increased 16.6 percent.

The overall Median Sales Price was up 11.9 percent to \$431,000. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 14.5 percent to \$315,000. 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 4.8 percent. The property type that lost the least inventory was the Single-Family Homes segment, where it decreased 4.1 percent. That amounts to 3.5 months supply for Single-Family Homes and 3.0 months supply for Condos - Townhomes.

Quick Facts

+ 16.6%

- 6.7%

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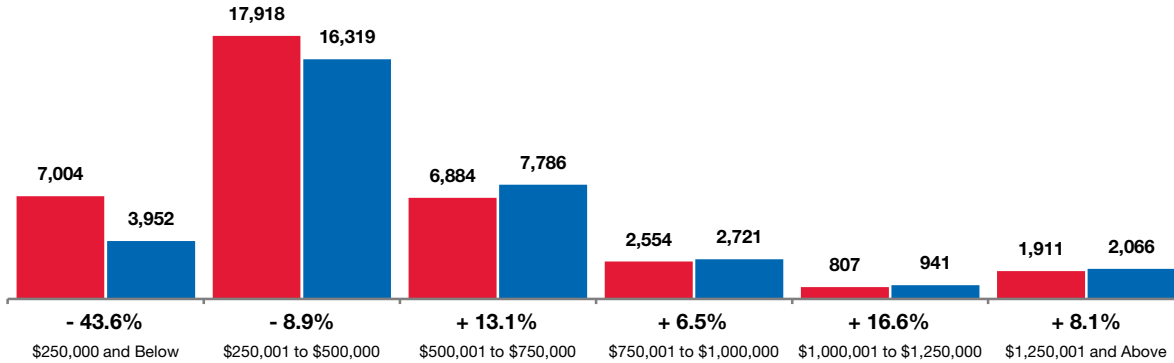
[Click on desired metric to jump to that page.](#)

Pending Sales

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

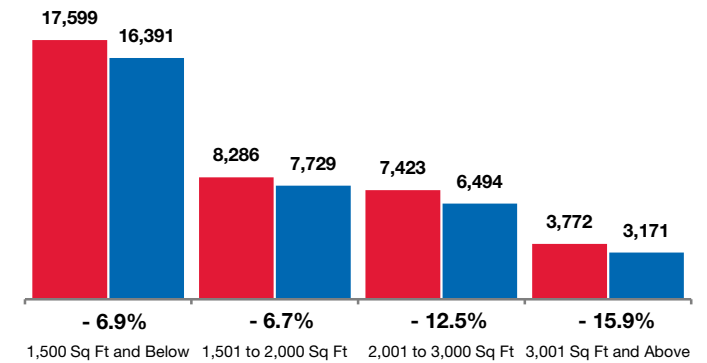
By Price Range

■ 08-2013 ■ 08-2014



By Square Feet

■ 08-2013 ■ 08-2014



All Properties

By Price Range	08-2013	08-2014	Change
\$250,000 and Below	7,004	3,952	- 43.6%
\$250,001 to \$500,000	17,918	16,319	- 8.9%
\$500,001 to \$750,000	6,884	7,786	+ 13.1%
\$750,001 to \$1,000,000	2,554	2,721	+ 6.5%
\$1,000,001 to \$1,250,000	807	941	+ 16.6%
\$1,250,001 and Above	1,911	2,066	+ 8.1%
All Price Ranges	37,081	33,785	- 8.9%

Single-Family Homes

08-2013	08-2014	Change	08-2013	08-2014	Change
1,984	696	- 64.9%	5,020	3,256	- 35.1%
12,990	10,549	- 18.8%	4,928	5,770	+ 17.1%
5,799	6,375	+ 9.9%	1,085	1,411	+ 30.0%
2,220	2,324	+ 4.7%	334	397	+ 18.9%
690	818	+ 18.6%	117	123	+ 5.1%
1,672	1,809	+ 8.2%	239	257	+ 7.5%
25,356	22,571	- 11.0%	11,725	11,214	- 4.4%

Condos - Townhomes

By Square Feet	08-2013	08-2014	Change
1,500 Sq Ft and Below	17,599	16,391	- 6.9%
1,501 to 2,000 Sq Ft	8,286	7,729	- 6.7%
2,001 to 3,000 Sq Ft	7,423	6,494	- 12.5%
3,001 Sq Ft and Above	3,772	3,171	- 15.9%
All Square Footage	37,081	33,785	- 8.9%

08-2013	08-2014	Change	08-2013	08-2014	Change
8,087	7,318	- 9.5%	9,512	9,073	- 4.6%
6,462	5,936	- 8.1%	1,824	1,793	- 1.7%
7,062	6,173	- 12.6%	361	321	- 11.1%
3,744	3,144	- 16.0%	28	27	- 3.6%
25,356	22,571	- 11.0%	11,725	11,214	- 4.4%

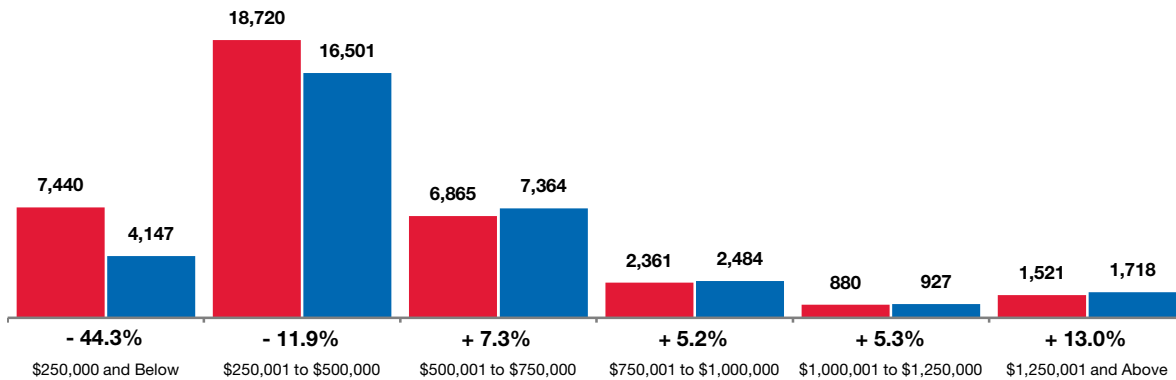


Closed Sales

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

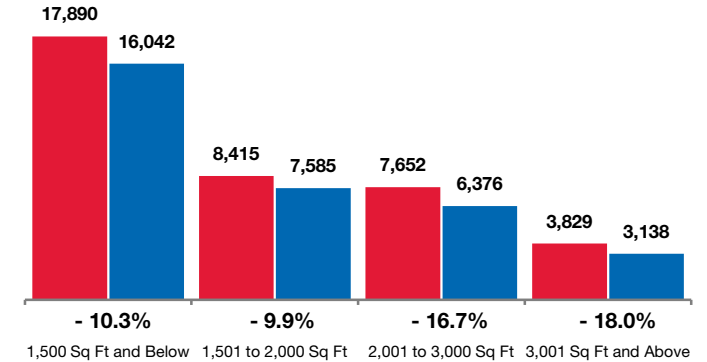
By Price Range

■ 08-2013 ■ 08-2014



By Square Feet

■ 08-2013 ■ 08-2014



All Properties

By Price Range	08-2013	08-2014	Change
\$250,000 and Below	7,440	4,147	- 44.3%
\$250,001 to \$500,000	18,720	16,501	- 11.9%
\$500,001 to \$750,000	6,865	7,364	+ 7.3%
\$750,001 to \$1,000,000	2,361	2,484	+ 5.2%
\$1,000,001 to \$1,250,000	880	927	+ 5.3%
\$1,250,001 and Above	1,521	1,718	+ 13.0%
All Price Ranges	37,787	33,141	- 12.3%

Single-Family Homes

08-2013	08-2014	Change
2,229	707	- 68.3%
13,638	10,883	- 20.2%
5,836	6,070	+ 4.0%
2,073	2,146	+ 3.5%
744	797	+ 7.1%
1,358	1,559	+ 14.8%
25,878	22,162	- 14.4%

Condos - Townhomes

08-2013	08-2014	Change
5,211	3,440	- 34.0%
5,082	5,618	+ 10.5%
1,029	1,294	+ 25.8%
288	338	+ 17.4%
136	130	- 4.4%
163	159	- 2.5%
11,909	10,979	- 7.8%

By Square Feet

08-2013	08-2014	Change
17,890	16,042	- 10.3%
8,415	7,585	- 9.9%
7,652	6,376	- 16.7%
3,829	3,138	- 18.0%
37,787	33,141	- 12.3%

08-2013	08-2014	Change
8,087	7,318	- 9.5%
6,462	5,936	- 8.1%
7,062	6,173	- 12.6%
3,744	3,144	- 16.0%
25,878	22,162	- 14.4%

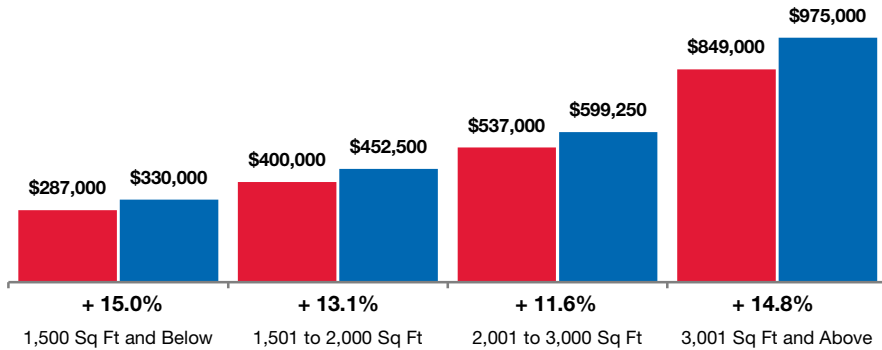


Median Sales Price

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.**

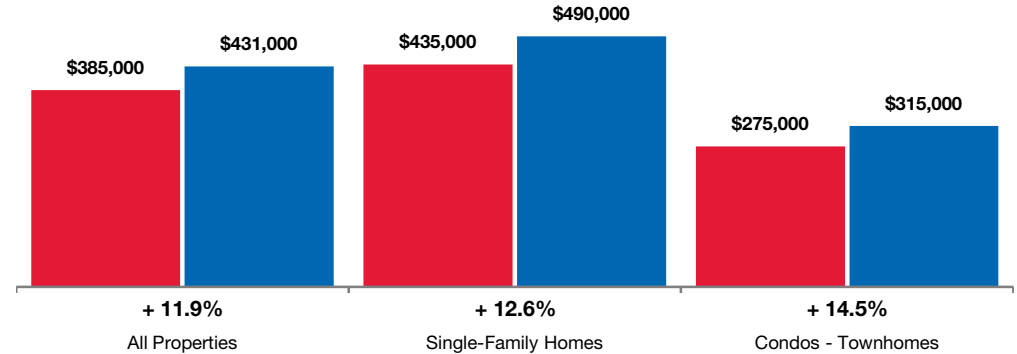
By Square Feet

■ 08-2013 ■ 08-2014



By Property Type

■ 08-2013 ■ 08-2014



By Square Feet	All Properties		
	08-2013	08-2014	Change
1,500 Sq Ft and Below	\$287,000	\$330,000	+ 15.0%
1,501 to 2,000 Sq Ft	\$400,000	\$452,500	+ 13.1%
2,001 to 3,000 Sq Ft	\$537,000	\$599,250	+ 11.6%
3,001 Sq Ft and Above	\$849,000	\$975,000	+ 14.8%
All Square Footage	\$385,000	\$431,000	+ 11.9%

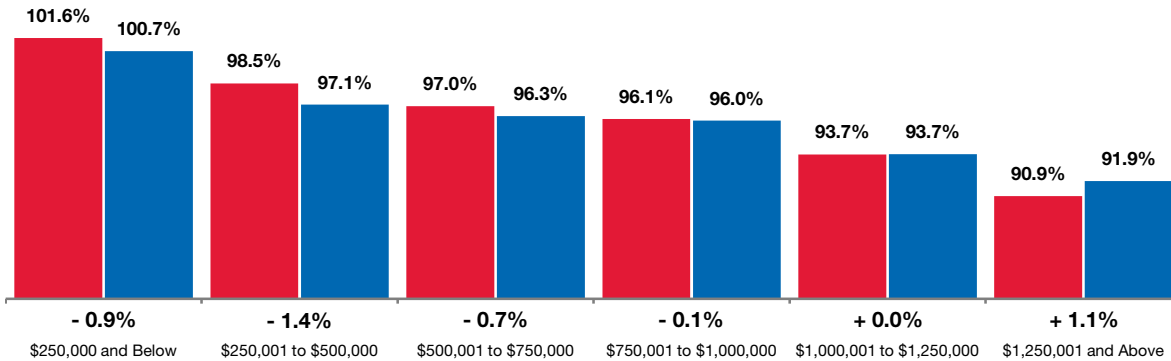
	Single-Family Homes			Condos - Townhomes		
	08-2013	08-2014	Change	08-2013	08-2014	Change
	\$320,000	\$365,000	+ 14.1%	\$245,000	\$285,050	+ 16.3%
	\$400,000	\$450,000	+ 12.5%	\$409,000	\$464,000	+ 13.4%
	\$530,000	\$591,000	+ 11.5%	\$760,000	\$782,500	+ 3.0%
	\$845,750	\$975,000	+ 15.3%	\$1,305,000	\$2,050,000	+ 57.1%
	\$435,000	\$490,000	+ 12.6%	\$275,000	\$315,000	+ 14.5%

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.**

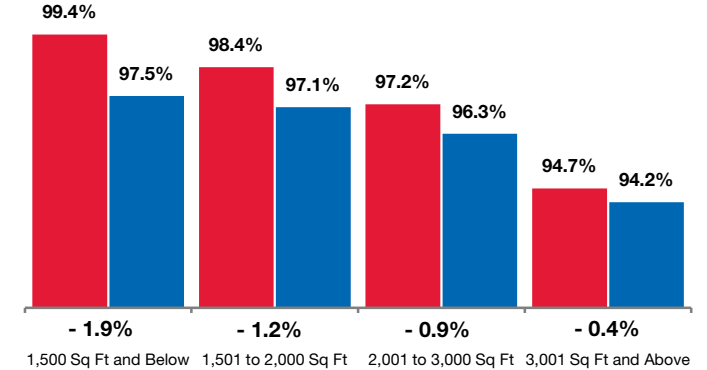
By Price Range

■ 08-2013 ■ 08-2014



By Square Feet

■ 08-2013 ■ 08-2014



All Properties

By Price Range	08-2013	08-2014	Change
\$250,000 and Below	101.6%	100.7%	-0.9%
\$250,001 to \$500,000	98.5%	97.1%	-1.4%
\$500,001 to \$750,000	97.0%	96.3%	-0.7%
\$750,001 to \$1,000,000	96.1%	96.0%	-0.1%
\$1,000,001 to \$1,250,000	93.7%	93.7%	+0.0%
\$1,250,001 and Above	90.9%	91.9%	+1.1%
All Price Ranges	98.2%	96.9%	-1.4%

Single-Family Homes

08-2013	08-2014	Change	08-2013	08-2014	Change
96.4%	96.0%	-0.5%	100.7%	98.5%	-2.2%
98.8%	97.2%	-1.6%	99.0%	97.2%	-1.8%
97.8%	96.9%	-0.9%	96.7%	96.8%	+0.1%
96.5%	96.2%	-0.2%	95.0%	95.5%	+0.6%
94.6%	94.5%	-0.2%	91.5%	93.4%	+2.1%
92.2%	92.8%	+0.6%	92.9%	93.0%	+0.1%
97.7%	96.6%	-1.2%	99.3%	97.4%	-1.9%

Condos - Townhomes

By Square Feet	08-2013	08-2014	Change
1,500 Sq Ft and Below	99.4%	97.5%	-1.9%
1,501 to 2,000 Sq Ft	98.4%	97.1%	-1.2%
2,001 to 3,000 Sq Ft	97.2%	96.3%	-0.9%
3,001 Sq Ft and Above	94.7%	94.2%	-0.4%
All Square Footage	98.2%	96.9%	-1.4%

08-2013	08-2014	Change	08-2013	08-2014	Change
98.8%	97.3%	-1.5%	99.8%	97.6%	-2.2%
98.6%	97.2%	-1.4%	97.6%	97.0%	-0.6%
97.3%	96.4%	-1.0%	95.0%	95.0%	-0.0%
94.7%	94.2%	-0.5%	92.0%	93.2%	+1.2%
97.7%	96.6%	-1.2%	99.3%	97.4%	-1.9%

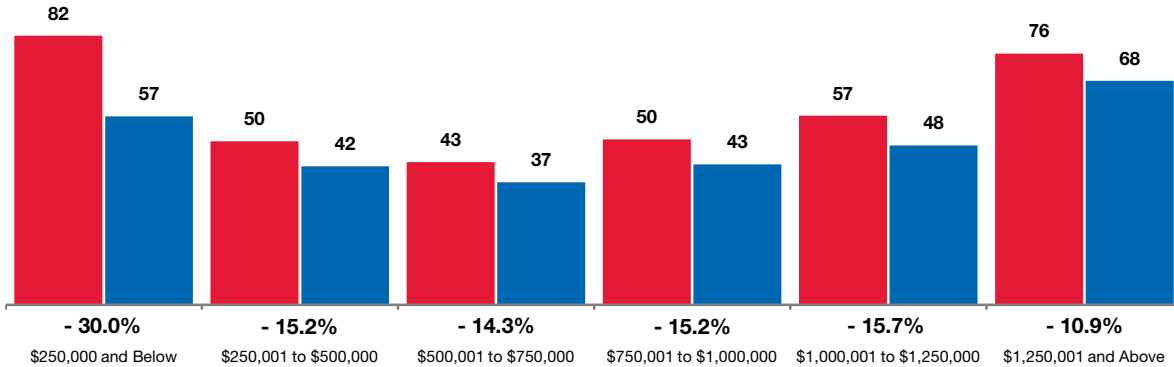


Days on Market Until Sale

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.

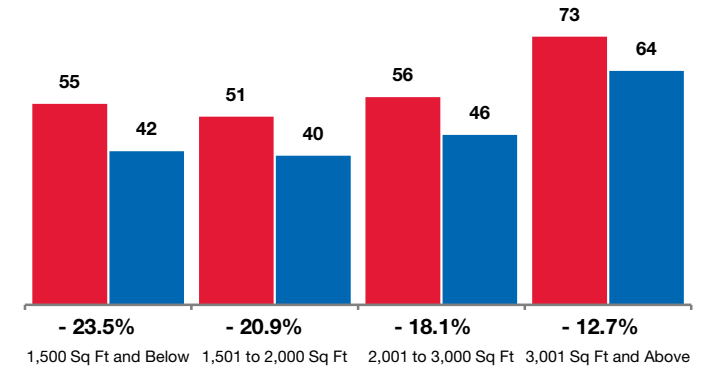
By Price Range

■ 08-2013 ■ 08-2014



By Square Feet

■ 08-2013 ■ 08-2014



All Properties

By Price Range	08-2013	08-2014	Change
\$250,000 and Below	82	57	-30.0%
\$250,001 to \$500,000	50	42	-15.2%
\$500,001 to \$750,000	43	37	-14.3%
\$750,001 to \$1,000,000	50	43	-15.2%
\$1,000,001 to \$1,250,000	57	48	-15.7%
\$1,250,001 and Above	76	68	-10.9%
All Price Ranges	56	44	-21.4%

Single-Family Homes

08-2013	08-2014	Change	08-2013	08-2014	Change
98	85	-13.8%	75	52	-30.9%
51	44	-15.2%	45	39	-12.5%
43	37	-13.4%	46	37	-19.4%
48	41	-13.9%	65	50	-23.4%
52	47	-9.7%	85	55	-35.1%
76	68	-9.5%	82	64	-22.2%
55	45	-17.9%	59	44	-26.5%

Condos - Townhomes

By Square Feet	08-2013	08-2014	Change
1,500 Sq Ft and Below	55	42	-23.5%
1,501 to 2,000 Sq Ft	51	40	-20.9%
2,001 to 3,000 Sq Ft	56	46	-18.1%
3,001 Sq Ft and Above	73	64	-12.7%
All Square Footage	56	44	-21.4%

08-2013	08-2014	Change	08-2013	08-2014	Change
49	40	-18.4%	60	43	-27.2%
50	40	-19.7%	57	43	-24.6%
56	46	-18.2%	64	54	-15.9%
73	64	-12.6%	76	58	-23.9%
55	45	-17.9%	59	44	-26.5%

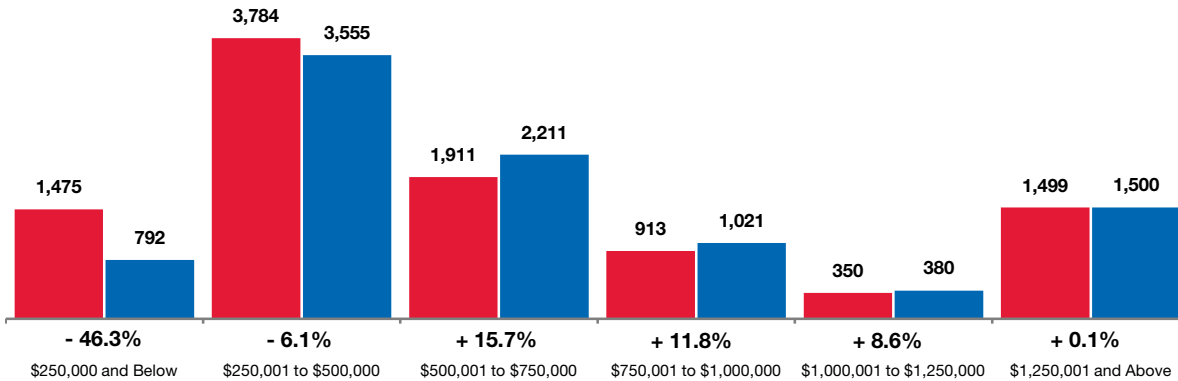


Inventory of Homes for Sale

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

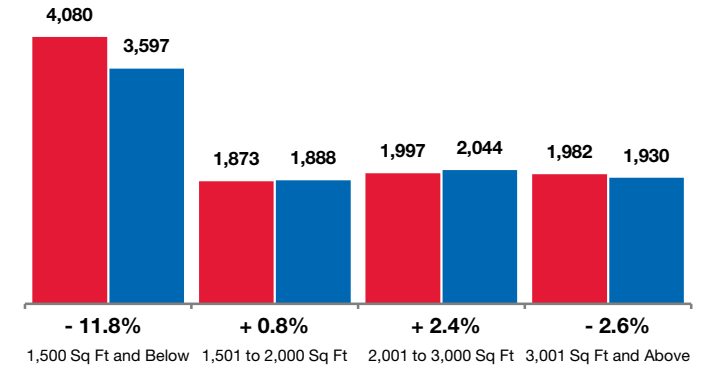
By Price Range

■ 08-2013 ■ 08-2014



By Square Feet

■ 08-2013 ■ 08-2014



All Properties

By Price Range	08-2013	08-2014	Change
\$250,000 and Below	1,475	792	- 46.3%
\$250,001 to \$500,000	3,784	3,555	- 6.1%
\$500,001 to \$750,000	1,911	2,211	+ 15.7%
\$750,001 to \$1,000,000	913	1,021	+ 11.8%
\$1,000,001 to \$1,250,000	350	380	+ 8.6%
\$1,250,001 and Above	1,499	1,500	+ 0.1%
All Price Ranges	9,932	9,460	- 4.8%

Single-Family Homes

08-2013	08-2014	Change	08-2013	08-2014	Change
444	178	- 59.9%	1,031	614	- 40.4%
2,555	2,141	- 16.2%	1,229	1,414	+ 15.1%
1,541	1,810	+ 17.5%	370	401	+ 8.4%
763	870	+ 14.0%	150	151	+ 0.7%
293	315	+ 7.5%	57	65	+ 14.0%
1,334	1,328	- 0.4%	165	172	+ 4.2%
6,930	6,643	- 4.1%	3,002	2,817	- 6.2%

Condos - Townhomes

By Square Feet	08-2013	08-2014	Change
1,500 Sq Ft and Below	4,080	3,597	- 11.8%
1,501 to 2,000 Sq Ft	1,873	1,888	+ 0.8%
2,001 to 3,000 Sq Ft	1,997	2,044	+ 2.4%
3,001 Sq Ft and Above	1,982	1,930	- 2.6%
All Square Footage	9,932	9,460	- 4.8%

08-2013	08-2014	Change	08-2013	08-2014	Change
1,711	1,436	- 16.1%	2,369	2,161	- 8.8%
1,388	1,397	+ 0.6%	485	491	+ 1.2%
1,875	1,904	+ 1.5%	122	140	+ 14.8%
1,956	1,905	- 2.6%	26	25	- 3.8%
6,930	6,643	- 4.1%	3,002	2,817	- 6.2%

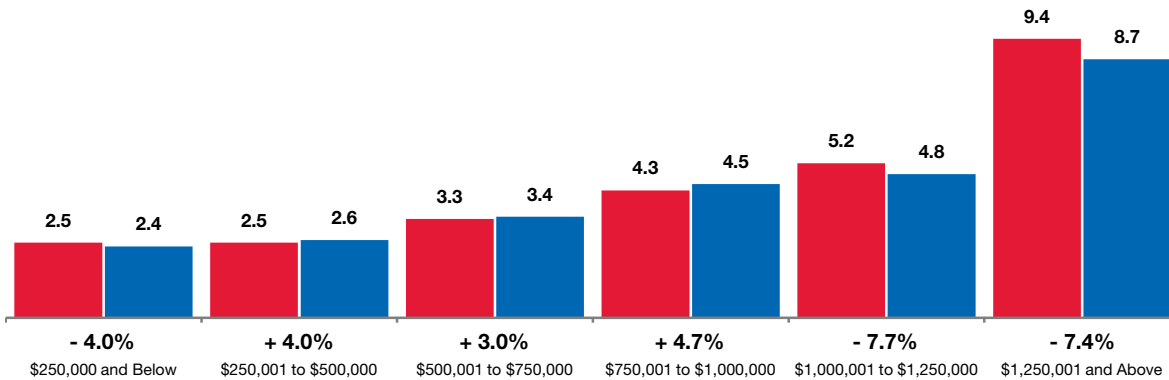


Months Supply of Inventory

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.

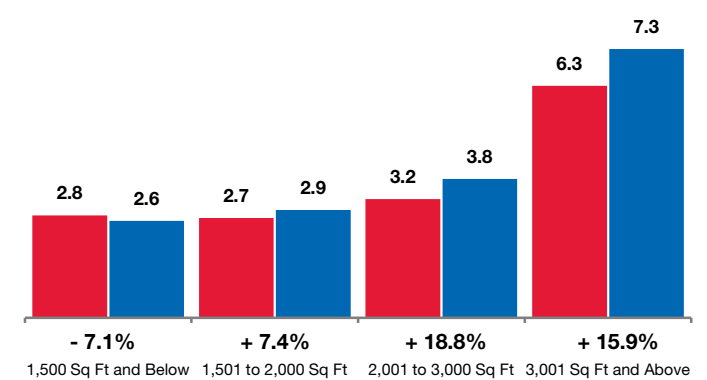
By Price Range

■ 08-2013 ■ 08-2014



By Square Feet

■ 08-2013 ■ 08-2014



All Properties

By Price Range	08-2013	08-2014	Change
\$250,000 and Below	2.5	2.4	- 4.0%
\$250,001 to \$500,000	2.5	2.6	+ 4.0%
\$500,001 to \$750,000	3.3	3.4	+ 3.0%
\$750,001 to \$1,000,000	4.3	4.5	+ 4.7%
\$1,000,001 to \$1,250,000	5.2	4.8	- 7.7%
\$1,250,001 and Above	9.4	8.7	- 7.4%
All Price Ranges	3.2	3.4	+ 6.3%

Single-Family Homes

08-2013	08-2014	Change	08-2013	08-2014	Change
2.7	3.1	+ 14.8%	2.5	2.3	- 8.0%
2.4	2.4	0.0%	3.0	2.9	- 3.3%
3.2	3.4	+ 6.3%	4.1	3.4	- 17.1%
4.1	4.5	+ 9.8%	5.4	4.6	- 14.8%
5.1	4.6	- 9.8%	5.8	6.3	+ 8.6%
9.6	8.8	- 8.3%	8.3	8.0	- 3.6%
3.3	3.5	+ 6.1%	3.1	3.0	- 3.2%

Condos - Townhomes

By Square Feet	08-2013	08-2014	Change
1,500 Sq Ft and Below	2.8	2.6	- 7.1%
1,501 to 2,000 Sq Ft	2.7	2.9	+ 7.4%
2,001 to 3,000 Sq Ft	3.2	3.8	+ 18.8%
3,001 Sq Ft and Above	6.3	7.3	+ 15.9%
All Square Footage	3.2	3.4	+ 6.3%

08-2013	08-2014	Change	08-2013	08-2014	Change
2.5	2.4	- 4.0%	3.0	2.9	- 3.3%
2.6	2.8	+ 7.7%	3.2	3.3	+ 3.1%
3.2	3.7	+ 15.6%	4.1	5.2	+ 26.8%
6.3	7.3	+ 15.9%	11.1	11.1	0.0%
3.3	3.5	+ 6.1%	3.1	3.0	- 3.2%

