

# Housing Supply Overview

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

## October 2014

With the election cycle behind us and 2015 well within sight, it's a good time to start assessing how the market is shaping up. Inventory levels are finally rising in many areas and demand is still strong in most segments. For the 12-month period spanning November 2013 through October 2014, Pending Sales in San Diego County were down 8.6 percent overall. The price range with the largest gain in sales was the \$500,001 to \$750,000 range, where they increased 11.6 percent.

The overall Median Sales Price was up 9.4 percent to \$436,500. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 12.3 percent to \$320,000. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 38 days; the price range that tended to sell the slowest was the \$1,250,001 Or More range at 67 days.

Market-wide, inventory levels were down 7.6 percent. The property type that lost the least inventory was the Single-Family Homes segment, where it decreased 7.4 percent. That amounts to 3.4 months supply for Single-Family Homes and 2.9 months supply for Condos - Townhomes.

## Quick Facts

**+ 11.6%**

**- 5.2%**

**- 5.8%**

Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
<b>\$500,001 to \$750,000</b>	<b>1,501 to 2,000 Sq Ft</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>

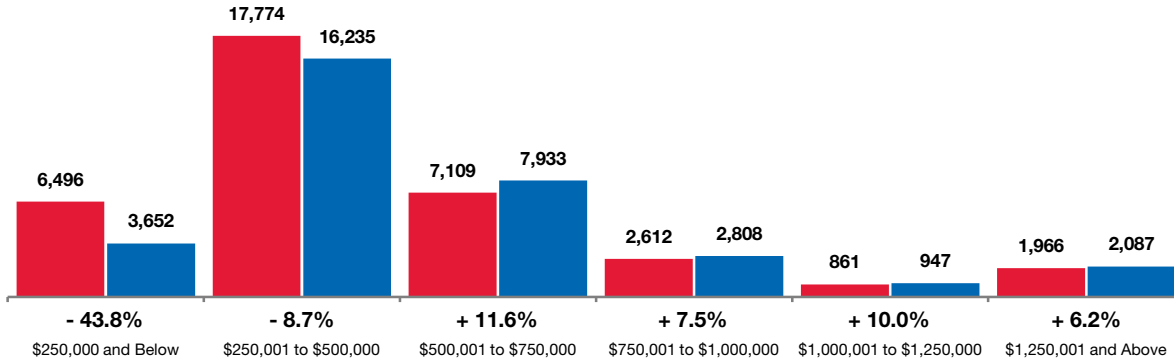
[Click on desired metric to jump to that page.](#)

# Pending Sales

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

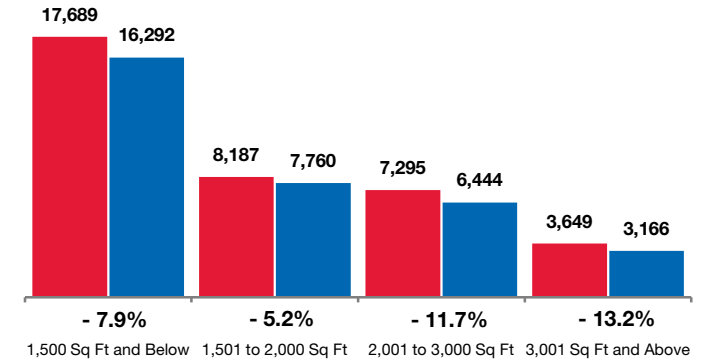
## By Price Range

■ 10-2013 ■ 10-2014



## By Square Feet

■ 10-2013 ■ 10-2014



### All Properties

By Price Range	10-2013	10-2014	Change
\$250,000 and Below	6,496	3,652	- 43.8%
\$250,001 to \$500,000	17,774	16,235	- 8.7%
\$500,001 to \$750,000	7,109	7,933	+ 11.6%
\$750,001 to \$1,000,000	2,612	2,808	+ 7.5%
\$1,000,001 to \$1,250,000	861	947	+ 10.0%
\$1,250,001 and Above	1,966	2,087	+ 6.2%
<b>All Price Ranges</b>	<b>36,820</b>	<b>33,663</b>	<b>- 8.6%</b>

### Single-Family Homes

10-2013	10-2014	Change	10-2013	10-2014	Change
1,679	605	- 64.0%	4,817	3,047	- 36.7%
12,605	10,391	- 17.6%	5,169	5,844	+ 13.1%
5,937	6,470	+ 9.0%	1,172	1,463	+ 24.8%
2,272	2,393	+ 5.3%	340	415	+ 22.1%
744	818	+ 9.9%	117	129	+ 10.3%
1,728	1,817	+ 5.2%	238	270	+ 13.4%
<b>24,966</b>	<b>22,495</b>	<b>- 9.9%</b>	<b>11,854</b>	<b>11,168</b>	<b>- 5.8%</b>

### Condos - Townhomes

By Square Feet	10-2013	10-2014	Change
1,500 Sq Ft and Below	17,689	16,292	- 7.9%
1,501 to 2,000 Sq Ft	8,187	7,760	- 5.2%
2,001 to 3,000 Sq Ft	7,295	6,444	- 11.7%
3,001 Sq Ft and Above	3,649	3,166	- 13.2%
<b>All Square Footage</b>	<b>36,820</b>	<b>33,663</b>	<b>- 8.6%</b>

10-2013	10-2014	Change	10-2013	10-2014	Change
8,056	7,278	- 9.7%	9,633	9,014	- 6.4%
6,359	5,959	- 6.3%	1,828	1,801	- 1.5%
6,929	6,119	- 11.7%	366	325	- 11.2%
3,622	3,138	- 13.4%	27	28	+ 3.7%
<b>24,966</b>	<b>22,495</b>	<b>- 9.9%</b>	<b>11,854</b>	<b>11,168</b>	<b>- 5.8%</b>

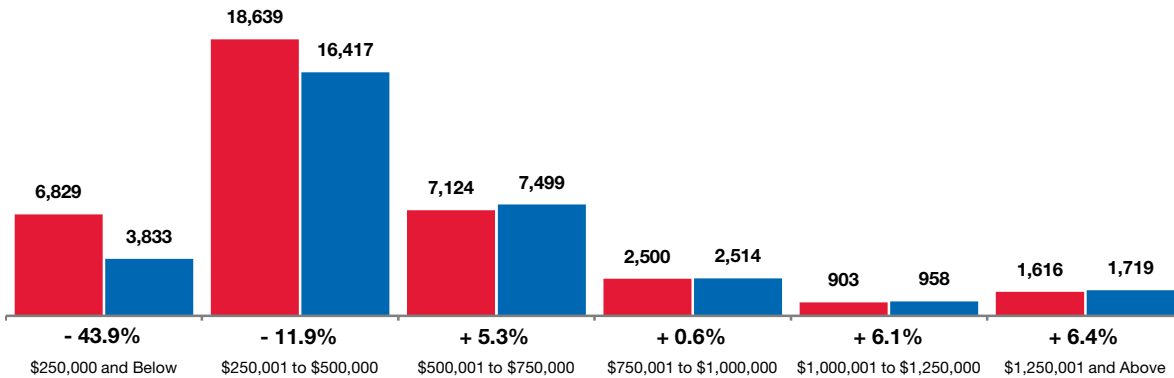


# Closed Sales

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

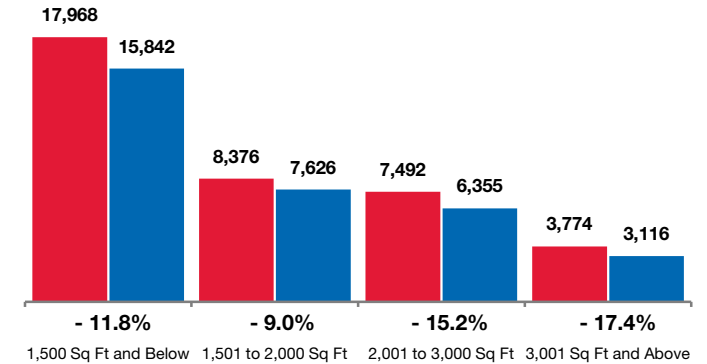
## By Price Range

■ 10-2013 ■ 10-2014



## By Square Feet

■ 10-2013 ■ 10-2014



### All Properties

By Price Range	10-2013	10-2014	Change
\$250,000 and Below	6,829	3,833	- 43.9%
\$250,001 to \$500,000	18,639	16,417	- 11.9%
\$500,001 to \$750,000	7,124	7,499	+ 5.3%
\$750,001 to \$1,000,000	2,500	2,514	+ 0.6%
\$1,000,001 to \$1,250,000	903	958	+ 6.1%
\$1,250,001 and Above	1,616	1,719	+ 6.4%
<b>All Price Ranges</b>	<b>37,611</b>	<b>32,940</b>	<b>- 12.4%</b>

### Single-Family Homes

10-2013	10-2014	Change	10-2013	10-2014	Change
1,862	622	- 66.6%	4,967	3,211	- 35.4%
13,310	10,777	- 19.0%	5,329	5,640	+ 5.8%
6,008	6,146	+ 2.3%	1,116	1,353	+ 21.2%
2,193	2,152	- 1.9%	307	362	+ 17.9%
762	829	+ 8.8%	141	129	- 8.5%
1,451	1,539	+ 6.1%	165	180	+ 9.1%
<b>25,586</b>	<b>22,065</b>	<b>- 13.8%</b>	<b>12,025</b>	<b>10,875</b>	<b>- 9.6%</b>

### Condos - Townhomes

By Square Feet	10-2013	10-2014	Change
1,500 Sq Ft and Below	17,968	15,842	- 11.8%
1,501 to 2,000 Sq Ft	8,376	7,626	- 9.0%
2,001 to 3,000 Sq Ft	7,492	6,355	- 15.2%
3,001 Sq Ft and Above	3,774	3,116	- 17.4%
<b>All Square Footage</b>	<b>37,611</b>	<b>32,940</b>	<b>- 12.4%</b>

10-2013	10-2014	Change	10-2013	10-2014	Change
8,056	7,278	- 9.7%	9,633	9,014	- 6.4%
6,359	5,959	- 6.3%	1,828	1,801	- 1.5%
6,929	6,119	- 11.7%	366	325	- 11.2%
3,622	3,138	- 13.4%	27	28	+ 3.7%
<b>25,586</b>	<b>22,065</b>	<b>- 13.8%</b>	<b>12,025</b>	<b>10,875</b>	<b>- 9.6%</b>

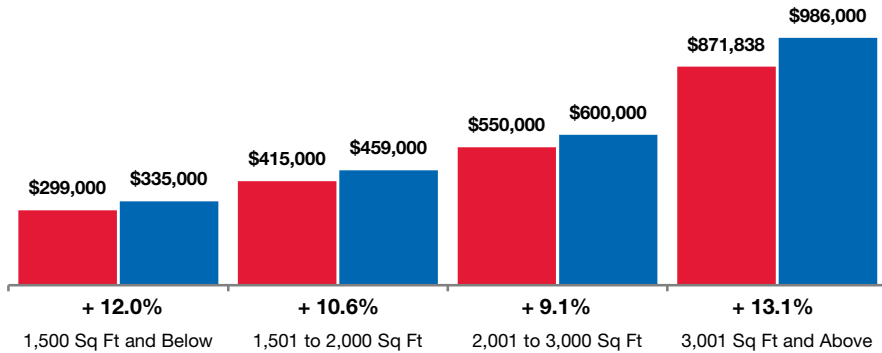


# Median Sales Price

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.**

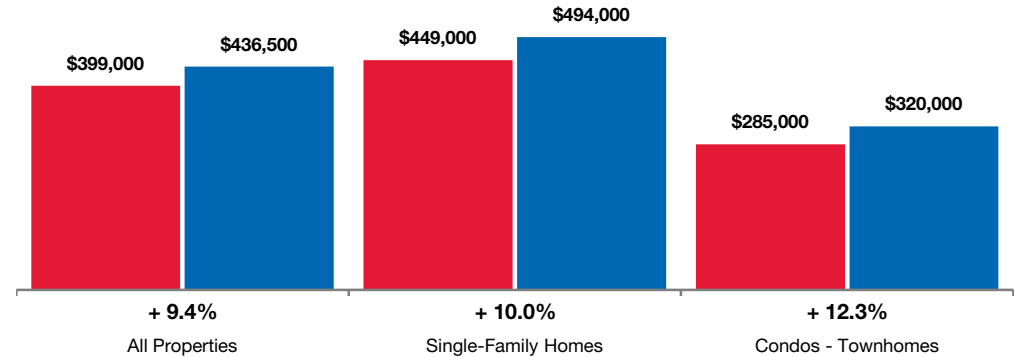
## By Square Feet

■ 10-2013 ■ 10-2014



## By Property Type

■ 10-2013 ■ 10-2014



By Square Feet	All Properties		
	10-2013	10-2014	Change
1,500 Sq Ft and Below	\$299,000	\$335,000	+ 12.0%
1,501 to 2,000 Sq Ft	\$415,000	\$459,000	+ 10.6%
2,001 to 3,000 Sq Ft	\$550,000	\$600,000	+ 9.1%
3,001 Sq Ft and Above	\$871,838	\$986,000	+ 13.1%
<b>All Square Footage</b>	<b>\$399,000</b>	<b>\$436,500</b>	<b>+ 9.4%</b>

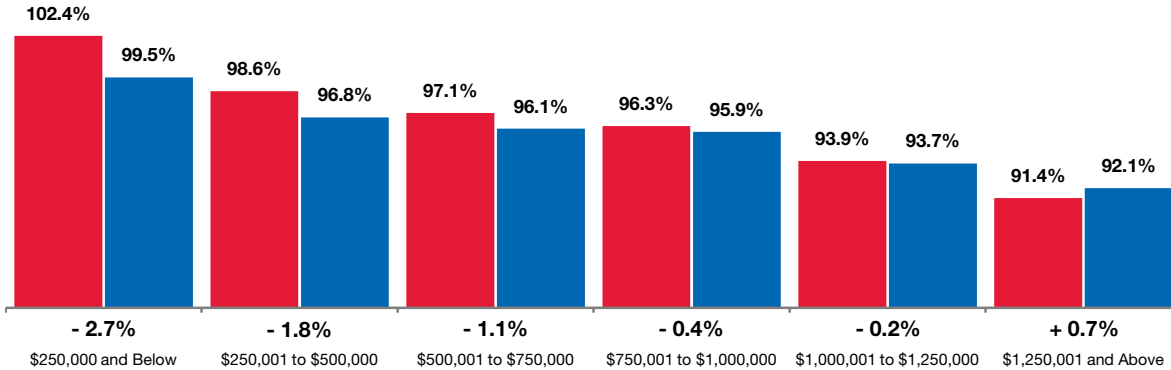
	Single-Family Homes			Condos - Townhomes		
	10-2013	10-2014	Change	10-2013	10-2014	Change
	\$329,919	\$370,000	+ 12.1%	\$255,000	\$291,000	+ 14.1%
	\$412,500	\$455,000	+ 10.3%	\$422,000	\$470,000	+ 11.4%
	\$549,000	\$595,000	+ 8.4%	\$780,000	\$785,000	+ 0.6%
	\$870,000	\$978,000	+ 12.4%	\$1,435,000	\$2,125,000	+ 48.1%
	<b>\$449,000</b>	<b>\$494,000</b>	<b>+ 10.0%</b>	<b>\$285,000</b>	<b>\$320,000</b>	<b>+ 12.3%</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.**

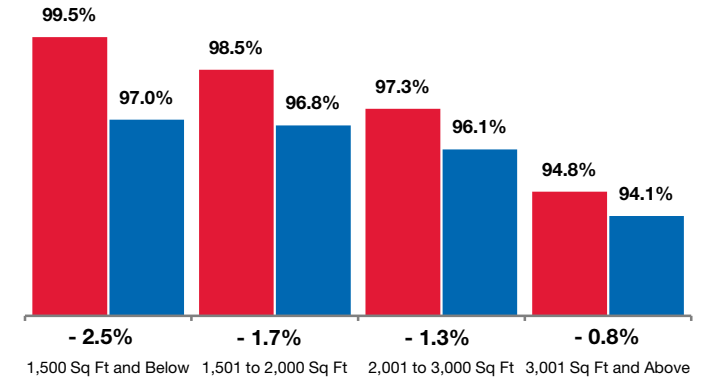
## By Price Range

■ 10-2013 ■ 10-2014



## By Square Feet

■ 10-2013 ■ 10-2014



## All Properties

By Price Range	10-2013	10-2014	Change
\$250,000 and Below	102.4%	99.5%	- 2.7%
\$250,001 to \$500,000	98.6%	96.8%	- 1.8%
\$500,001 to \$750,000	97.1%	96.1%	- 1.1%
\$750,001 to \$1,000,000	96.3%	95.9%	- 0.4%
\$1,000,001 to \$1,250,000	93.9%	93.7%	- 0.2%
\$1,250,001 and Above	91.4%	92.1%	+ 0.7%
<b>All Price Ranges</b>	<b>98.4%</b>	<b>96.5%</b>	<b>- 1.9%</b>

## Single-Family Homes

10-2013	10-2014	Change	10-2013	10-2014	Change
97.1%	94.6%	- 2.6%	101.2%	97.5%	- 3.7%
98.9%	96.9%	- 2.1%	99.1%	97.0%	- 2.1%
97.9%	96.7%	- 1.2%	96.8%	96.7%	- 0.1%
96.6%	96.1%	- 0.6%	94.9%	95.6%	+ 0.7%
94.9%	94.3%	- 0.6%	92.1%	93.7%	+ 1.8%
92.5%	92.8%	+ 0.3%	92.9%	93.7%	+ 0.8%
<b>97.9%</b>	<b>96.3%</b>	<b>- 1.6%</b>	<b>99.5%</b>	<b>96.9%</b>	<b>- 2.5%</b>

## Condos - Townhomes

By Square Feet	10-2013	10-2014	Change
1,500 Sq Ft and Below	99.5%	97.0%	- 2.5%
1,501 to 2,000 Sq Ft	98.5%	96.8%	- 1.7%
2,001 to 3,000 Sq Ft	97.3%	96.1%	- 1.3%
3,001 Sq Ft and Above	94.8%	94.1%	- 0.8%
<b>All Square Footage</b>	<b>98.4%</b>	<b>96.5%</b>	<b>- 1.9%</b>

10-2013	10-2014	Change	10-2013	10-2014	Change
99.0%	96.9%	- 2.1%	100.0%	97.1%	- 2.9%
98.7%	96.8%	- 1.9%	97.8%	96.7%	- 1.1%
97.4%	96.1%	- 1.3%	95.3%	95.1%	- 0.2%
94.8%	94.1%	- 0.8%	93.4%	93.6%	+ 0.3%
<b>97.9%</b>	<b>96.3%</b>	<b>- 1.6%</b>	<b>99.5%</b>	<b>96.9%</b>	<b>- 2.5%</b>

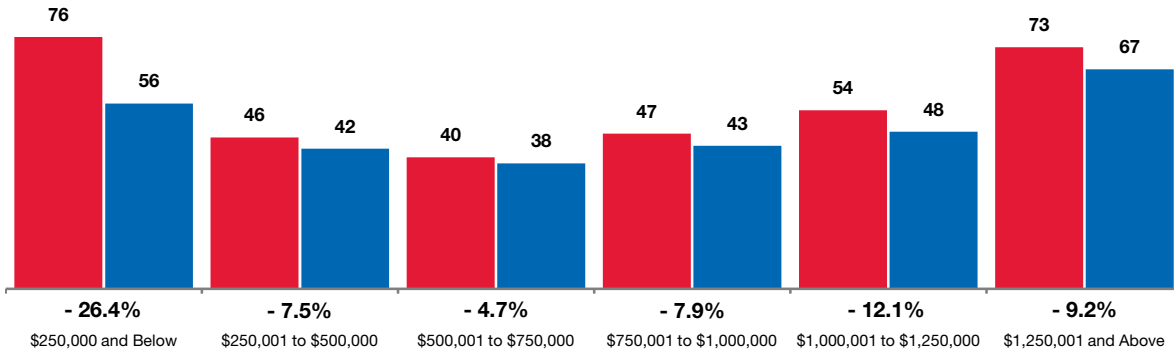


# Days on Market Until Sale

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.

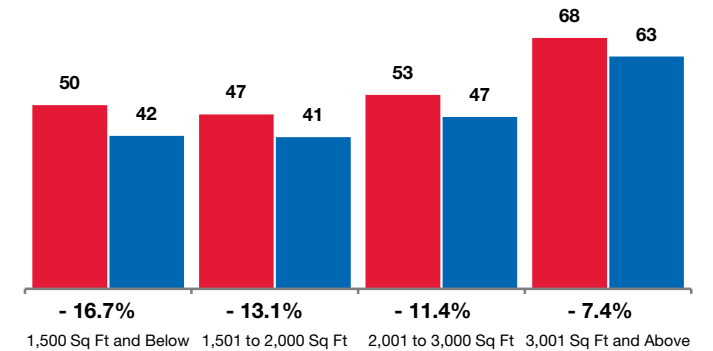
## By Price Range

■ 10-2013 ■ 10-2014



## By Square Feet

■ 10-2013 ■ 10-2014



### All Properties

By Price Range	10-2013	10-2014	Change
\$250,000 and Below	76	56	-26.4%
\$250,001 to \$500,000	46	42	-7.5%
\$500,001 to \$750,000	40	38	-4.7%
\$750,001 to \$1,000,000	47	43	-7.9%
\$1,000,001 to \$1,250,000	54	48	-12.1%
\$1,250,001 and Above	73	67	-9.2%
<b>All Price Ranges</b>	<b>52</b>	<b>45</b>	<b>-13.5%</b>

### Single-Family Homes

10-2013	10-2014	Change
97	88	-9.7%
48	44	-8.7%
39	38	-4.1%
45	42	-6.5%
50	47	-6.0%
73	66	-9.1%
<b>51</b>	<b>45</b>	<b>-11.6%</b>

### Condos - Townhomes

10-2013	10-2014	Change
69	50	-27.0%
41	40	-2.0%
42	39	-7.9%
62	51	-17.9%
78	53	-31.9%
78	70	-10.2%
<b>54</b>	<b>44</b>	<b>-18.7%</b>

### By Square Feet

10-2013	10-2014	Change
50	42	-16.7%
47	41	-13.1%
53	47	-11.4%
68	63	-7.4%
<b>52</b>	<b>45</b>	<b>-13.5%</b>

10-2013	10-2014	Change
45	40	-12.7%
46	40	-11.6%
52	46	-12.0%
68	63	-7.5%
<b>51</b>	<b>45</b>	<b>-11.6%</b>

10-2013	10-2014	Change
54	43	-19.6%
53	44	-17.7%
62	61	-2.0%
51	56	+10.6%
<b>54</b>	<b>44</b>	<b>-18.7%</b>

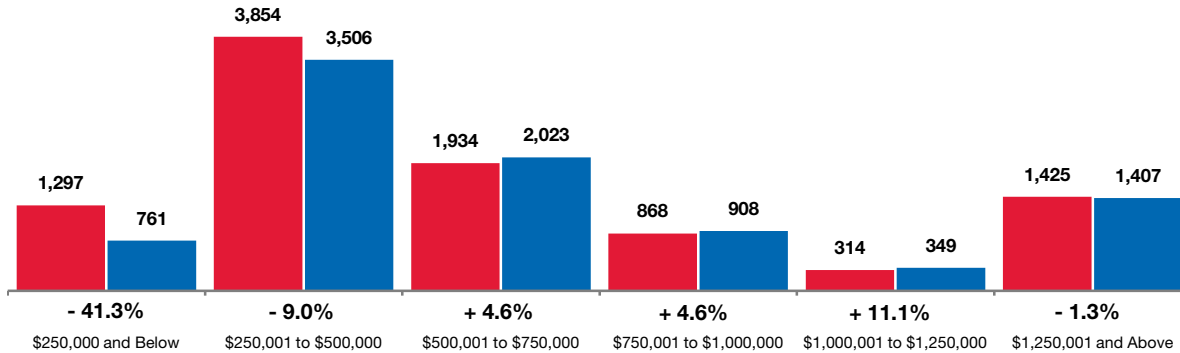


# Inventory of Homes for Sale

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

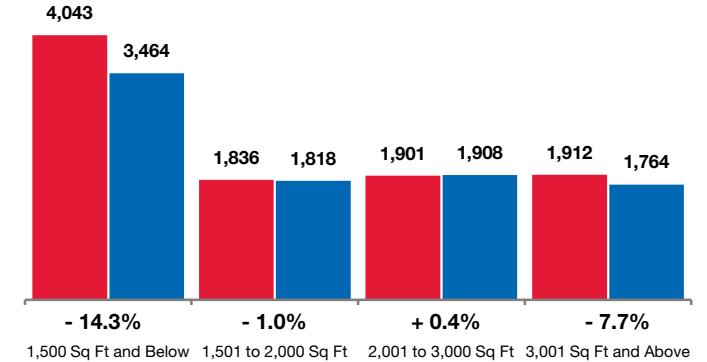
## By Price Range

■ 10-2013 ■ 10-2014



## By Square Feet

■ 10-2013 ■ 10-2014



### All Properties

By Price Range	10-2013	10-2014	Change
\$250,000 and Below	1,297	761	- 41.3%
\$250,001 to \$500,000	3,854	3,506	- 9.0%
\$500,001 to \$750,000	1,934	2,023	+ 4.6%
\$750,001 to \$1,000,000	868	908	+ 4.6%
\$1,000,001 to \$1,250,000	314	349	+ 11.1%
\$1,250,001 and Above	1,425	1,407	- 1.3%
<b>All Price Ranges</b>	<b>9,692</b>	<b>8,954</b>	<b>- 7.6%</b>

### Single-Family Homes

10-2013	10-2014	Change	10-2013	10-2014	Change
363	167	- 54.0%	934	594	- 36.4%
2,587	2,137	- 17.4%	1,267	1,369	+ 8.1%
1,596	1,672	+ 4.8%	338	351	+ 3.8%
735	779	+ 6.0%	133	129	- 3.0%
263	292	+ 11.0%	51	57	+ 11.8%
1,256	1,249	- 0.6%	169	158	- 6.5%
<b>6,800</b>	<b>6,296</b>	<b>- 7.4%</b>	<b>2,892</b>	<b>2,658</b>	<b>- 8.1%</b>

### Condos - Townhomes

By Square Feet	10-2013	10-2014	Change
1,500 Sq Ft and Below	4,043	3,464	- 14.3%
1,501 to 2,000 Sq Ft	1,836	1,818	- 1.0%
2,001 to 3,000 Sq Ft	1,901	1,908	+ 0.4%
3,001 Sq Ft and Above	1,912	1,764	- 7.7%
<b>All Square Footage</b>	<b>9,692</b>	<b>8,954</b>	<b>- 7.6%</b>

10-2013	10-2014	Change	10-2013	10-2014	Change
1,755	1,415	- 19.4%	2,288	2,049	- 10.4%
1,395	1,373	- 1.6%	441	445	+ 0.9%
1,769	1,770	+ 0.1%	132	138	+ 4.5%
1,881	1,738	- 7.6%	31	26	- 16.1%
<b>6,800</b>	<b>6,296</b>	<b>- 7.4%</b>	<b>2,892</b>	<b>2,658</b>	<b>- 8.1%</b>

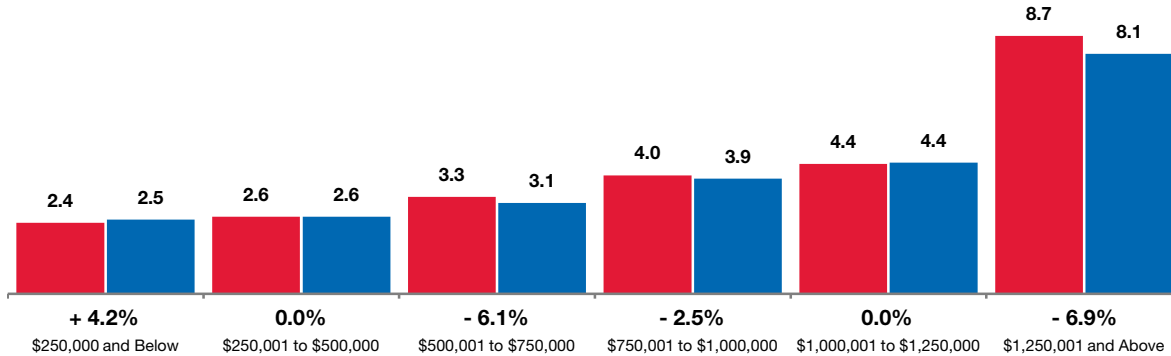


# Months Supply of Inventory

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.

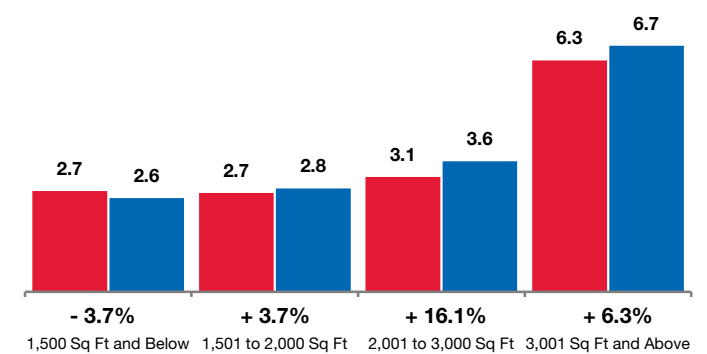
## By Price Range

■ 10-2013 ■ 10-2014



## By Square Feet

■ 10-2013 ■ 10-2014



## All Properties

By Price Range	10-2013	10-2014	Change
\$250,000 and Below	2.4	2.5	+ 4.2%
\$250,001 to \$500,000	2.6	2.6	0.0%
\$500,001 to \$750,000	3.3	3.1	- 6.1%
\$750,001 to \$1,000,000	4.0	3.9	- 2.5%
\$1,000,001 to \$1,250,000	4.4	4.4	0.0%
\$1,250,001 and Above	8.7	8.1	- 6.9%
<b>All Price Ranges</b>	<b>3.2</b>	<b>3.2</b>	<b>0.0%</b>

## Single-Family Homes

10-2013	10-2014	Change	10-2013	10-2014	Change
2.6	3.3	+ 26.9%	2.3	2.3	0.0%
2.5	2.5	0.0%	2.9	2.8	- 3.4%
3.2	3.1	- 3.1%	3.5	2.9	- 17.1%
3.9	3.9	0.0%	4.7	3.7	- 21.3%
4.2	4.3	+ 2.4%	5.2	5.3	+ 1.9%
8.7	8.2	- 5.7%	8.5	7.0	- 17.6%
<b>3.3</b>	<b>3.4</b>	<b>+ 3.0%</b>	<b>2.9</b>	<b>2.9</b>	<b>0.0%</b>

## Condos - Townhomes

By Square Feet	10-2013	10-2014	Change
1,500 Sq Ft and Below	2.7	2.6	- 3.7%
1,501 to 2,000 Sq Ft	2.7	2.8	+ 3.7%
2,001 to 3,000 Sq Ft	3.1	3.6	+ 16.1%
3,001 Sq Ft and Above	6.3	6.7	+ 6.3%
<b>All Square Footage</b>	<b>3.2</b>	<b>3.2</b>	<b>0.0%</b>

10-2013	10-2014	Change	10-2013	10-2014	Change
2.6	2.3	- 11.5%	2.9	2.7	- 6.9%
2.6	2.8	+ 7.7%	2.9	3.0	+ 3.4%
3.1	3.5	+ 12.9%	4.3	5.1	+ 18.6%
6.2	6.6	+ 6.5%	13.8	11.1	- 19.6%
<b>3.3</b>	<b>3.4</b>	<b>+ 3.0%</b>	<b>2.9</b>	<b>2.9</b>	<b>0.0%</b>