

Housing Supply Overview

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

November 2014

With the peak selling season behind us, current numbers show a normal seasonal slow-down in most market segments and neighborhoods. Metrics to watch include prices, inventory and demand indicators. For the 12-month period spanning December 2013 through November 2014, Pending Sales in San Diego County were down 7.3 percent overall. The price range with the largest gain in sales was the \$1,000,001 to \$1,250,000 range, where they increased 13.1 percent.

The overall Median Sales Price was up 9.8 percent to \$439,000. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 11.4 percent to \$323,000. 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 65 days.

Market-wide, inventory levels were down 12.4 percent. The property type that lost the least inventory was the Single-Family Homes segment, where it decreased 11.5 percent. That amounts to 3.0 months supply for Single-Family Homes and 2.5 months supply for Condos - Townhomes.

Quick Facts

+ 13.1%

- 3.6%

- 4.6%

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.

Pending Sales	2
Closed Sales	3
Median Sales Price	4
Percent of Original List Price Received	5
Days on Market Until Sale	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

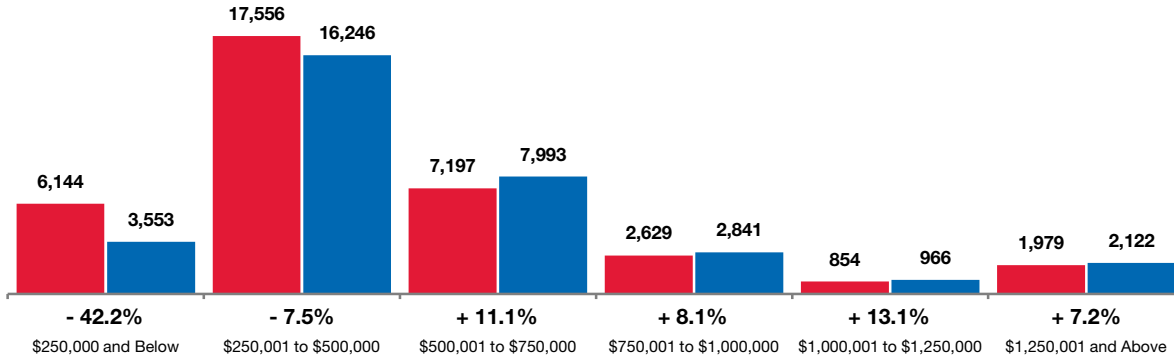
[Click on desired metric to jump to that page.](#)

Pending Sales

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

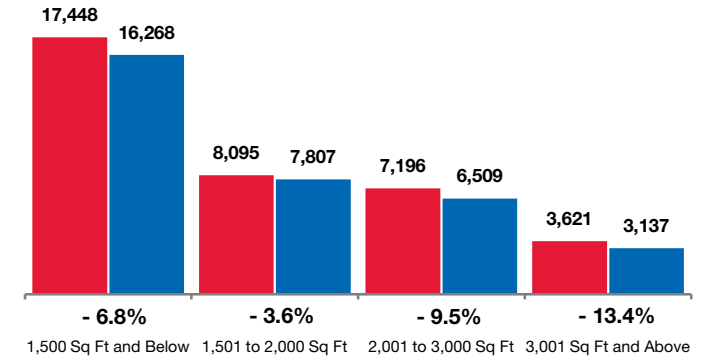
By Price Range

■ 11-2013 ■ 11-2014



By Square Feet

■ 11-2013 ■ 11-2014



All Properties

By Price Range	11-2013	11-2014	Change
\$250,000 and Below	6,144	3,553	- 42.2%
\$250,001 to \$500,000	17,556	16,246	- 7.5%
\$500,001 to \$750,000	7,197	7,993	+ 11.1%
\$750,001 to \$1,000,000	2,629	2,841	+ 8.1%
\$1,000,001 to \$1,250,000	854	966	+ 13.1%
\$1,250,001 and Above	1,979	2,122	+ 7.2%
All Price Ranges	36,360	33,722	- 7.3%

Single-Family Homes

11-2013	11-2014	Change	11-2013	11-2014	Change
1,519	594	- 60.9%	4,625	2,959	- 36.0%
12,346	10,339	- 16.3%	5,210	5,907	+ 13.4%
6,002	6,504	+ 8.4%	1,195	1,489	+ 24.6%
2,295	2,423	+ 5.6%	334	418	+ 25.1%
738	836	+ 13.3%	116	130	+ 12.1%
1,743	1,849	+ 6.1%	236	273	+ 15.7%
24,643	22,546	- 8.5%	11,717	11,176	- 4.6%

Condos - Townhomes

By Square Feet	11-2013	11-2014	Change
1,500 Sq Ft and Below	17,448	16,268	- 6.8%
1,501 to 2,000 Sq Ft	8,095	7,807	- 3.6%
2,001 to 3,000 Sq Ft	7,196	6,509	- 9.5%
3,001 Sq Ft and Above	3,621	3,137	- 13.4%
All Square Footage	36,360	33,722	- 7.3%

11-2013	11-2014	Change	11-2013	11-2014	Change
7,915	7,259	- 8.3%	9,533	9,009	- 5.5%
6,298	6,001	- 4.7%	1,797	1,806	+ 0.5%
6,834	6,175	- 9.6%	362	334	- 7.7%
3,596	3,110	- 13.5%	25	27	+ 8.0%
24,643	22,546	- 8.5%	11,717	11,176	- 4.6%

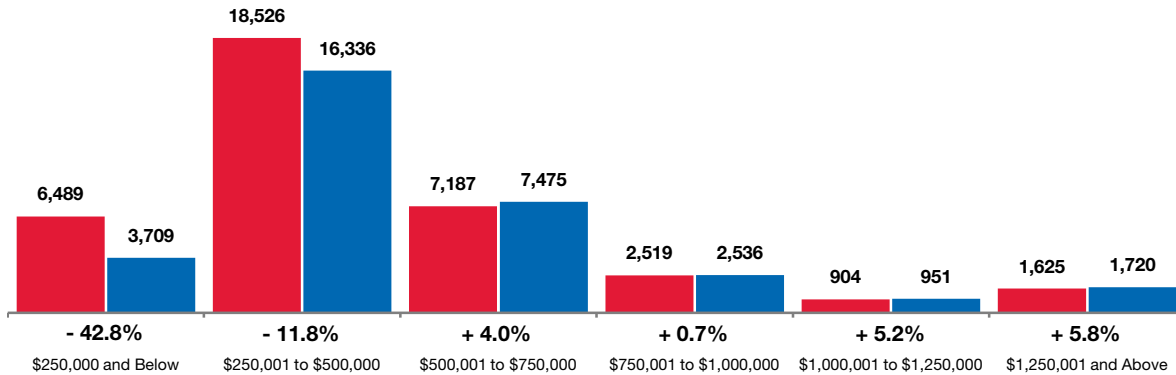


Closed Sales

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

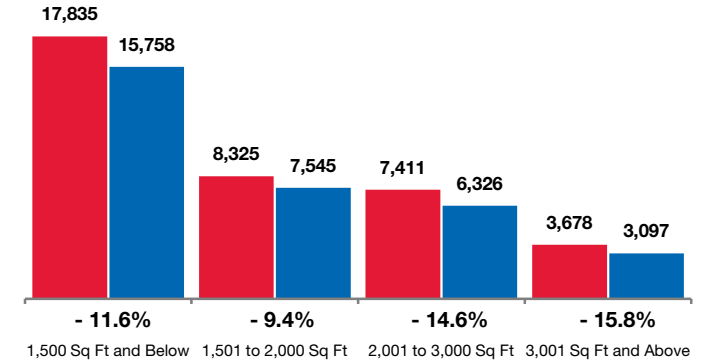
By Price Range

■ 11-2013 ■ 11-2014



By Square Feet

■ 11-2013 ■ 11-2014



All Properties

By Price Range	11-2013	11-2014	Change
\$250,000 and Below	6,489	3,709	- 42.8%
\$250,001 to \$500,000	18,526	16,336	- 11.8%
\$500,001 to \$750,000	7,187	7,475	+ 4.0%
\$750,001 to \$1,000,000	2,519	2,536	+ 0.7%
\$1,000,001 to \$1,250,000	904	951	+ 5.2%
\$1,250,001 and Above	1,625	1,720	+ 5.8%
All Price Ranges	37,250	32,727	- 12.1%

Single-Family Homes

11-2013	11-2014	Change	11-2013	11-2014	Change
1,680	596	- 64.5%	4,809	3,113	- 35.3%
13,153	10,679	- 18.8%	5,373	5,657	+ 5.3%
6,057	6,114	+ 0.9%	1,130	1,361	+ 20.4%
2,211	2,169	- 1.9%	308	367	+ 19.2%
771	817	+ 6.0%	133	134	+ 0.8%
1,463	1,534	+ 4.9%	162	186	+ 14.8%
25,335	21,909	- 13.5%	11,915	10,818	- 9.2%

Condos - Townhomes

By Square Feet	11-2013	11-2014	Change
1,500 Sq Ft and Below	17,835	15,758	- 11.6%
1,501 to 2,000 Sq Ft	8,325	7,545	- 9.4%
2,001 to 3,000 Sq Ft	7,411	6,326	- 14.6%
3,001 Sq Ft and Above	3,678	3,097	- 15.8%
All Square Footage	37,250	32,727	- 12.1%

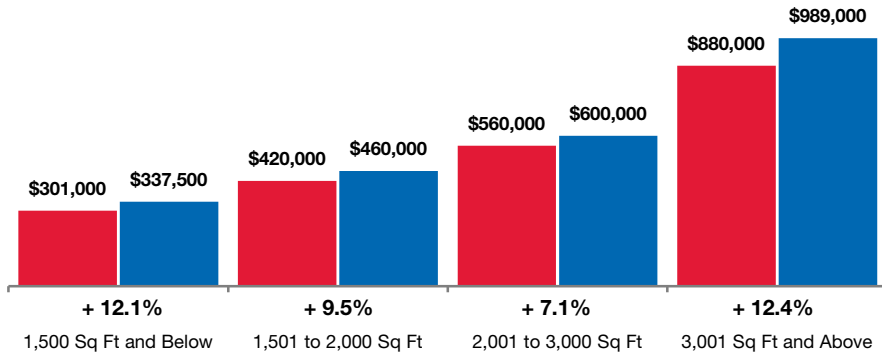
11-2013	11-2014	Change	11-2013	11-2014	Change
7,915	7,259	- 8.3%	9,533	9,009	- 5.5%
6,298	6,001	- 4.7%	1,797	1,806	+ 0.5%
6,834	6,175	- 9.6%	362	334	- 7.7%
3,596	3,110	- 13.5%	25	27	+ 8.0%
25,335	21,909	- 13.5%	11,915	10,818	- 9.2%

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.**

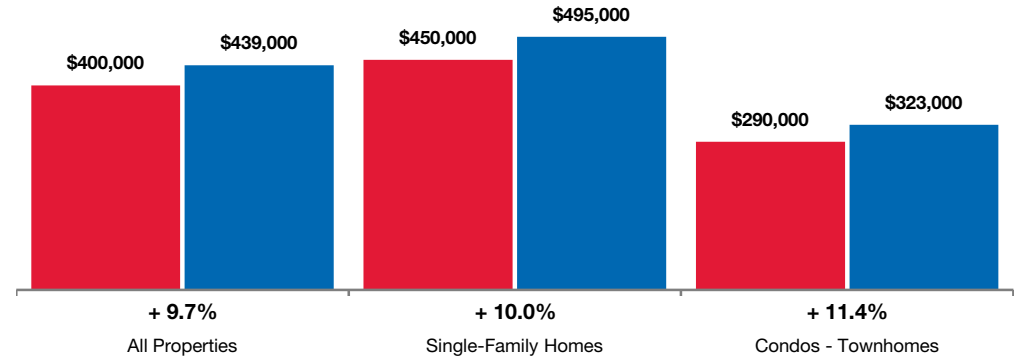
By Square Feet

■ 11-2013 ■ 11-2014



By Property Type

■ 11-2013 ■ 11-2014



By Square Feet	All Properties		
	11-2013	11-2014	Change
1,500 Sq Ft and Below	\$301,000	\$337,500	+ 12.1%
1,501 to 2,000 Sq Ft	\$420,000	\$460,000	+ 9.5%
2,001 to 3,000 Sq Ft	\$560,000	\$600,000	+ 7.1%
3,001 Sq Ft and Above	\$880,000	\$989,000	+ 12.4%
All Square Footage	\$400,000	\$439,000	+ 9.7%

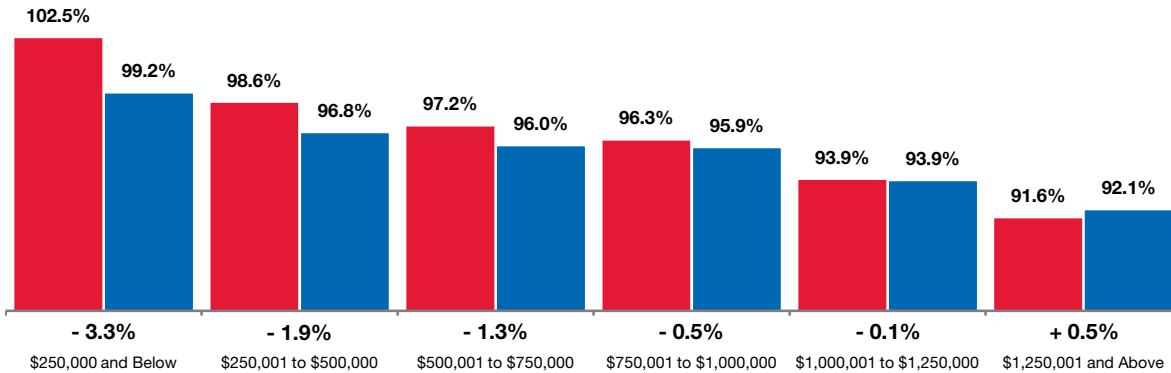
	Single-Family Homes			Condos - Townhomes		
	11-2013	11-2014	Change	11-2013	11-2014	Change
	\$335,000	\$371,800	+ 11.0%	\$259,000	\$295,000	+ 13.9%
	\$419,000	\$456,369	+ 8.9%	\$425,000	\$479,000	+ 12.7%
	\$552,000	\$597,000	+ 8.2%	\$769,300	\$788,500	+ 2.5%
	\$880,000	\$985,000	+ 11.9%	\$1,435,000	\$2,100,000	+ 46.3%
	\$450,000	\$495,000	+ 10.0%	\$290,000	\$323,000	+ 11.4%

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.**

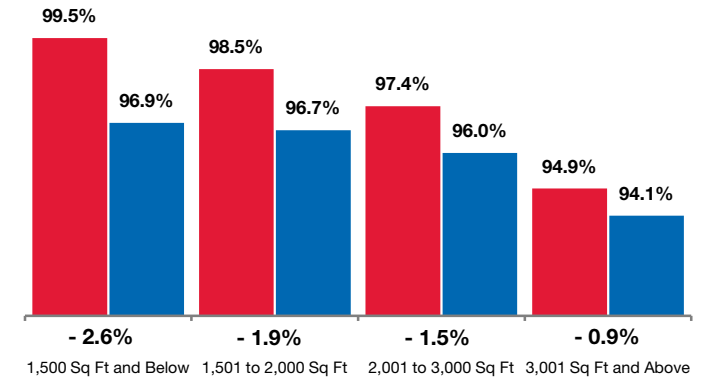
By Price Range

■ 11-2013 ■ 11-2014



By Square Feet

■ 11-2013 ■ 11-2014



All Properties

By Price Range	11-2013	11-2014	Change
\$250,000 and Below	102.5%	99.2%	- 3.3%
\$250,001 to \$500,000	98.6%	96.8%	- 1.9%
\$500,001 to \$750,000	97.2%	96.0%	- 1.3%
\$750,001 to \$1,000,000	96.3%	95.9%	- 0.5%
\$1,000,001 to \$1,250,000	93.9%	93.9%	- 0.1%
\$1,250,001 and Above	91.6%	92.1%	+ 0.5%
All Price Ranges	98.4%	96.4%	- 2.0%

Single-Family Homes

11-2013	11-2014	Change	11-2013	11-2014	Change
97.2%	93.9%	- 3.4%	101.3%	97.4%	- 3.9%
99.0%	96.7%	- 2.3%	99.1%	96.9%	- 2.2%
97.9%	96.6%	- 1.3%	96.8%	96.6%	- 0.2%
96.7%	96.1%	- 0.6%	94.9%	95.7%	+ 0.8%
95.1%	94.3%	- 0.9%	91.9%	94.0%	+ 2.2%
92.6%	92.9%	+ 0.3%	93.0%	93.7%	+ 0.8%
97.9%	96.2%	- 1.8%	99.5%	96.9%	- 2.6%

Condos - Townhomes

By Square Feet	11-2013	11-2014	Change
1,500 Sq Ft and Below	99.5%	96.9%	- 2.6%
1,501 to 2,000 Sq Ft	98.5%	96.7%	- 1.9%
2,001 to 3,000 Sq Ft	97.4%	96.0%	- 1.5%
3,001 Sq Ft and Above	94.9%	94.1%	- 0.9%
All Square Footage	98.4%	96.4%	- 2.0%

11-2013	11-2014	Change	11-2013	11-2014	Change
99.0%	96.8%	- 2.2%	99.9%	97.0%	- 3.0%
98.7%	96.7%	- 2.1%	97.9%	96.6%	- 1.3%
97.5%	96.0%	- 1.5%	95.3%	95.2%	- 0.1%
94.9%	94.1%	- 0.9%	93.9%	92.6%	- 1.3%
97.9%	96.2%	- 1.8%	99.5%	96.9%	- 2.6%

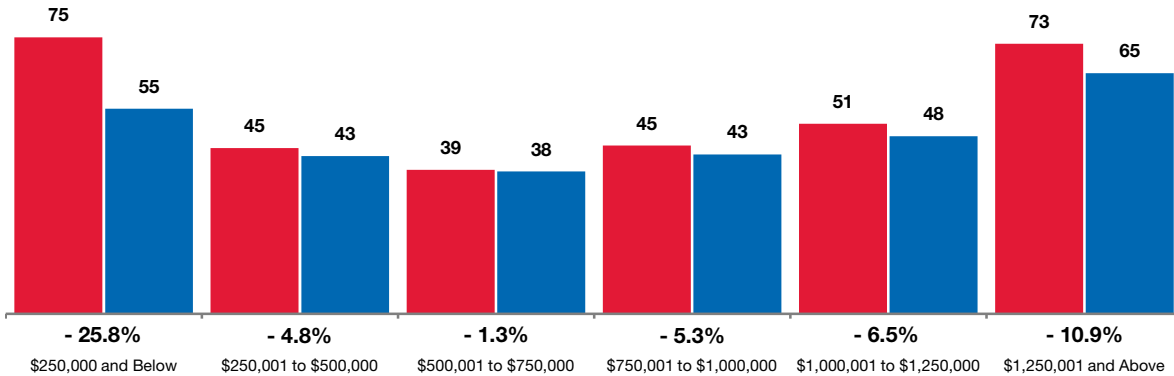


Days on Market Until Sale

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.

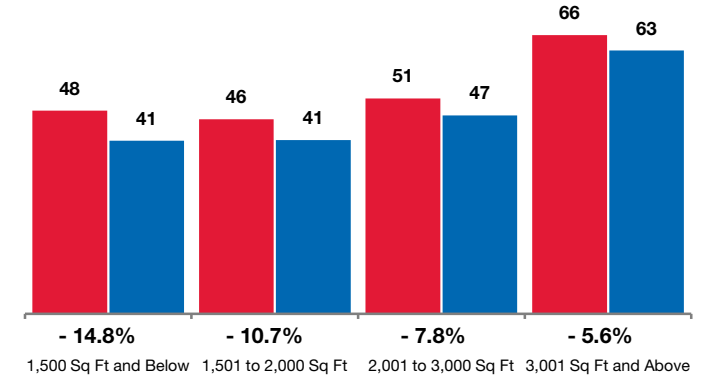
By Price Range

■ 11-2013 ■ 11-2014



By Square Feet

■ 11-2013 ■ 11-2014



All Properties

By Price Range	11-2013	11-2014	Change
\$250,000 and Below	75	55	- 25.8%
\$250,001 to \$500,000	45	43	- 4.8%
\$500,001 to \$750,000	39	38	- 1.3%
\$750,001 to \$1,000,000	45	43	- 5.3%
\$1,000,001 to \$1,250,000	51	48	- 6.5%
\$1,250,001 and Above	73	65	- 10.9%
All Price Ranges	50	44	- 12.0%

Single-Family Homes

11-2013	11-2014	Change	11-2013	11-2014	Change
99	84	- 15.3%	66	50	- 24.5%
47	44	- 5.2%	40	39	- 1.5%
39	38	- 1.1%	40	39	- 2.7%
43	42	- 3.4%	62	51	- 17.3%
47	47	- 1.0%	73	54	- 26.8%
72	65	- 10.3%	80	67	- 16.3%
49	45	- 9.1%	52	43	- 16.5%

Condos - Townhomes

By Square Feet	11-2013	11-2014	Change
1,500 Sq Ft and Below	48	41	- 14.8%
1,501 to 2,000 Sq Ft	46	41	- 10.7%
2,001 to 3,000 Sq Ft	51	47	- 7.8%
3,001 Sq Ft and Above	66	63	- 5.6%
All Square Footage	50	44	- 12.0%

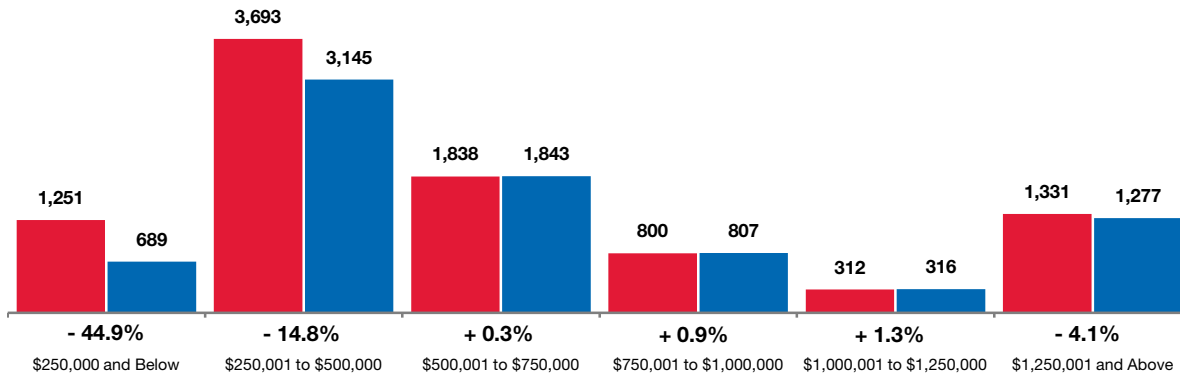
11-2013	11-2014	Change	11-2013	11-2014	Change
44	39	- 10.9%	52	43	- 17.7%
45	40	- 9.5%	52	44	- 14.4%
51	46	- 8.4%	61	61	+ 1.1%
66	63	- 5.7%	47	53	+ 12.8%
49	45	- 9.1%	52	43	- 16.5%

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.

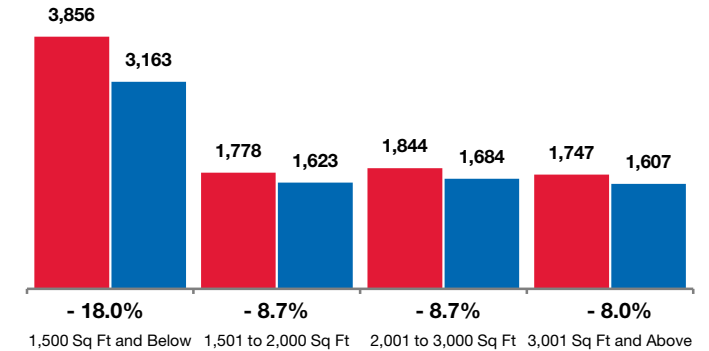
By Price Range

■ 11-2013 ■ 11-2014



By Square Feet

■ 11-2013 ■ 11-2014



All Properties

By Price Range	11-2013	11-2014	Change
\$250,000 and Below	1,251	689	- 44.9%
\$250,001 to \$500,000	3,693	3,145	- 14.8%
\$500,001 to \$750,000	1,838	1,843	+ 0.3%
\$750,001 to \$1,000,000	800	807	+ 0.9%
\$1,000,001 to \$1,250,000	312	316	+ 1.3%
\$1,250,001 and Above	1,331	1,277	- 4.1%
All Price Ranges	9,225	8,077	- 12.4%

Single-Family Homes

11-2013	11-2014	Change	11-2013	11-2014	Change
352	147	- 58.2%	899	542	- 39.7%
2,499	1,961	- 21.5%	1,194	1,184	- 0.8%
1,511	1,535	+ 1.6%	327	308	- 5.8%
667	689	+ 3.3%	133	118	- 11.3%
258	258	0.0%	54	58	+ 7.4%
1,166	1,122	- 3.8%	165	155	- 6.1%
6,453	5,712	- 11.5%	2,772	2,365	- 14.7%

Condos - Townhomes

By Square Feet	11-2013	11-2014	Change
1,500 Sq Ft and Below	3,856	3,163	- 18.0%
1,501 to 2,000 Sq Ft	1,778	1,623	- 8.7%
2,001 to 3,000 Sq Ft	1,844	1,684	- 8.7%
3,001 Sq Ft and Above	1,747	1,607	- 8.0%
All Square Footage	9,225	8,077	- 12.4%

11-2013	11-2014	Change	11-2013	11-2014	Change
1,680	1,335	- 20.5%	2,176	1,828	- 16.0%
1,345	1,235	- 8.2%	433	388	- 10.4%
1,711	1,560	- 8.8%	133	124	- 6.8%
1,717	1,582	- 7.9%	30	25	- 16.7%
6,453	5,712	- 11.5%	2,772	2,365	- 14.7%

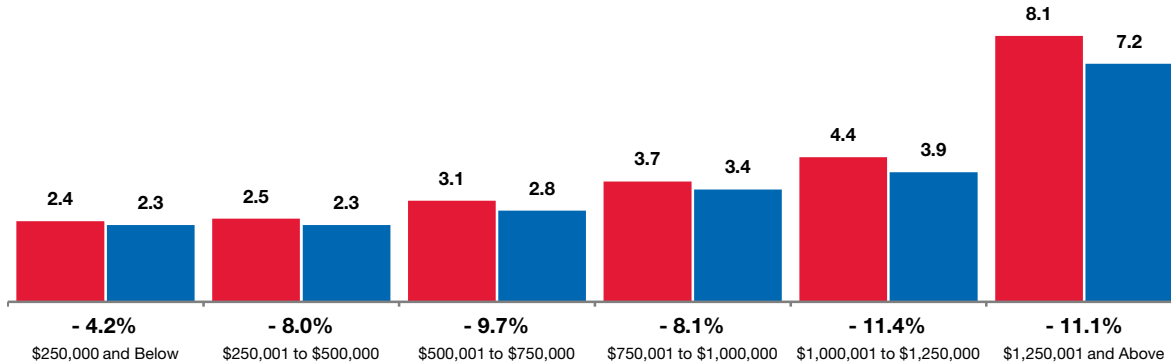


Months Supply of Inventory

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.

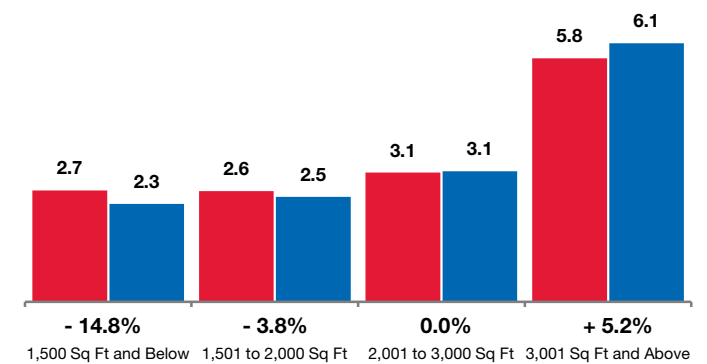
By Price Range

■ 11-2013 ■ 11-2014



By Square Feet

■ 11-2013 ■ 11-2014



All Properties

By Price Range	11-2013	11-2014	Change
\$250,000 and Below	2.4	2.3	- 4.2%
\$250,001 to \$500,000	2.5	2.3	- 8.0%
\$500,001 to \$750,000	3.1	2.8	- 9.7%
\$750,001 to \$1,000,000	3.7	3.4	- 8.1%
\$1,000,001 to \$1,250,000	4.4	3.9	- 11.4%
\$1,250,001 and Above	8.1	7.2	- 11.1%
All Price Ranges	3.0	2.9	- 3.3%

Single-Family Homes

11-2013	11-2014	Change	11-2013	11-2014	Change
2.8	3.0	+ 7.1%	2.3	2.2	- 4.3%
2.4	2.3	- 4.2%	2.8	2.4	- 14.3%
3.0	2.8	- 6.7%	3.3	2.5	- 24.2%
3.5	3.4	- 2.9%	4.8	3.4	- 29.2%
4.2	3.7	- 11.9%	5.6	5.4	- 3.6%
8.0	7.3	- 8.8%	8.4	6.8	- 19.0%
3.1	3.0	- 3.2%	2.8	2.5	- 10.7%

Condos - Townhomes

By Square Feet	11-2013	11-2014	Change
1,500 Sq Ft and Below	2.7	2.3	- 14.8%
1,501 to 2,000 Sq Ft	2.6	2.5	- 3.8%
2,001 to 3,000 Sq Ft	3.1	3.1	0.0%
3,001 Sq Ft and Above	5.8	6.1	+ 5.2%
All Square Footage	3.0	2.9	- 3.3%

11-2013	11-2014	Change	11-2013	11-2014	Change
2.5	2.2	- 12.0%	2.7	2.4	- 11.1%
2.6	2.5	- 3.8%	2.9	2.6	- 10.3%
3.0	3.0	0.0%	4.4	4.5	+ 2.3%
5.7	6.1	+ 7.0%	14.4	11.1	- 22.9%
3.1	3.0	- 3.2%	2.8	2.5	- 10.7%