

Housing Supply Overview

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

December 2014

The 2014 numbers are in just in time for an annual review. Looking forward, 2015 offers much promise. Watch for price movement to come in line with historical norms, seller activity and inventory levels to increase, housing starts to gain momentum and for rates to remain attractive. For the 12-month period spanning January 2014 through December 2014, Pending Sales in San Diego County were down 6.1 percent overall. The price range with the largest gain in sales was the \$500,001 to \$750,000 range, where they increased 12.6 percent.

The overall Median Sales Price was up 8.6 percent to \$440,000. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 10.5 percent to \$325,000. 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 10.6 percent. The property type that lost the least inventory was the Condos - Townhomes segment, where it decreased 8.6 percent. That amounts to 2.5 months supply for Single-Family Homes and 2.2 months supply for Condos - Townhomes.

Quick Facts

+ 12.6%

- 2.4%

- 4.1%

Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$500,001 to \$750,000	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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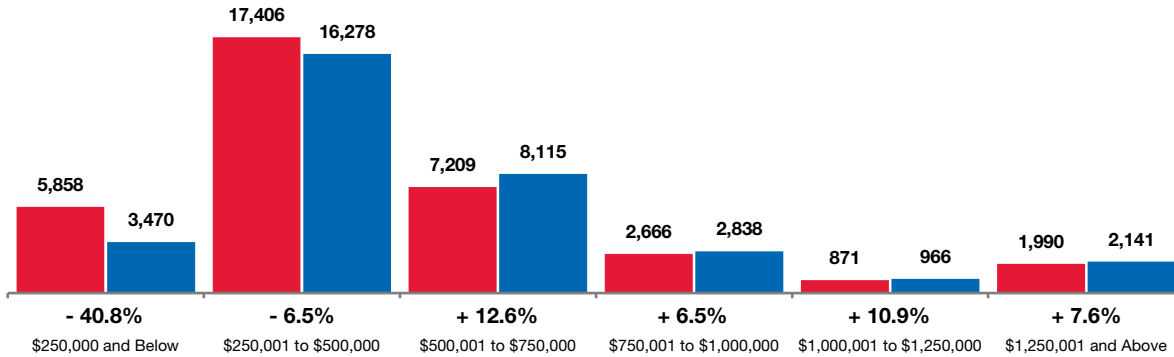
[Click on desired metric to jump to that page.](#)

Pending Sales

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

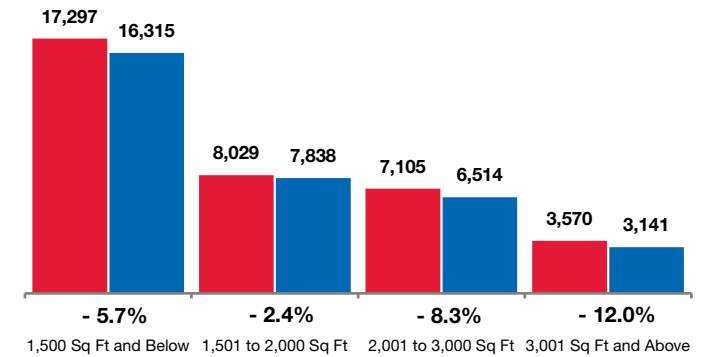
By Price Range

■ 12-2013 ■ 12-2014



By Square Feet

■ 12-2013 ■ 12-2014



All Properties

By Price Range	12-2013	12-2014	Change
\$250,000 and Below	5,858	3,470	- 40.8%
\$250,001 to \$500,000	17,406	16,278	- 6.5%
\$500,001 to \$750,000	7,209	8,115	+ 12.6%
\$750,001 to \$1,000,000	2,666	2,838	+ 6.5%
\$1,000,001 to \$1,250,000	871	966	+ 10.9%
\$1,250,001 and Above	1,990	2,141	+ 7.6%
All Price Ranges	36,001	33,809	- 6.1%

Single-Family Homes

12-2013	12-2014	Change	12-2013	12-2014	Change
1,398	573	- 59.0%	4,460	2,897	- 35.0%
12,106	10,351	- 14.5%	5,300	5,927	+ 11.8%
6,022	6,604	+ 9.7%	1,187	1,511	+ 27.3%
2,327	2,420	+ 4.0%	339	418	+ 23.3%
754	835	+ 10.7%	117	131	+ 12.0%
1,756	1,863	+ 6.1%	234	278	+ 18.8%
24,363	22,647	- 7.0%	11,638	11,162	- 4.1%

Condos - Townhomes

By Price Range	12-2013	12-2014	Change
\$250,000 and Below	5,858	3,470	- 40.8%
\$250,001 to \$500,000	17,406	16,278	- 6.5%
\$500,001 to \$750,000	7,209	8,115	+ 12.6%
\$750,001 to \$1,000,000	2,666	2,838	+ 6.5%
\$1,000,001 to \$1,250,000	871	966	+ 10.9%
\$1,250,001 and Above	1,990	2,141	+ 7.6%
All Price Ranges	36,001	33,809	- 6.1%

By Square Feet	12-2013	12-2014	Change	12-2013	12-2014	Change
1,500 Sq Ft and Below	17,297	16,315	- 5.7%	7,807	7,328	- 6.1%
1,501 to 2,000 Sq Ft	8,029	7,838	- 2.4%	6,261	6,028	- 3.7%
2,001 to 3,000 Sq Ft	7,105	6,514	- 8.3%	9,490	8,987	- 5.3%
3,001 Sq Ft and Above	3,570	3,141	- 12.0%	1,768	1,810	+ 2.4%
All Square Footage	36,001	33,809	- 6.1%	11,638	11,162	- 4.1%

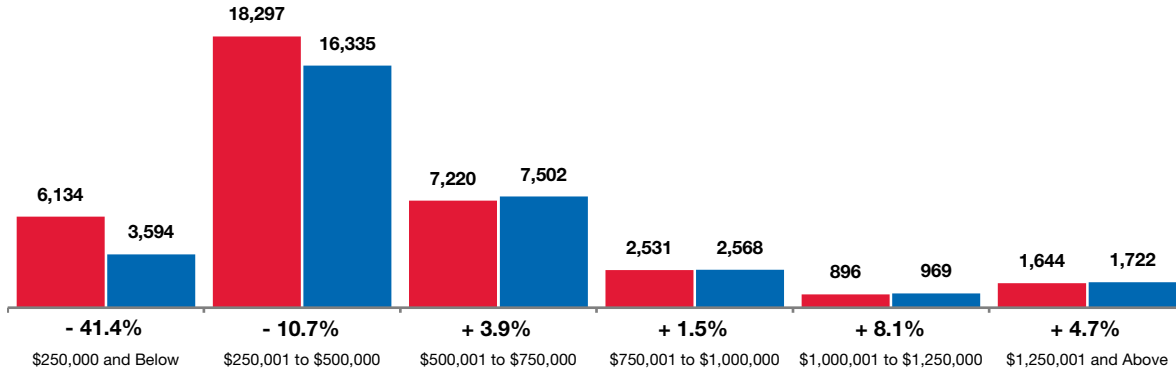


Closed Sales

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

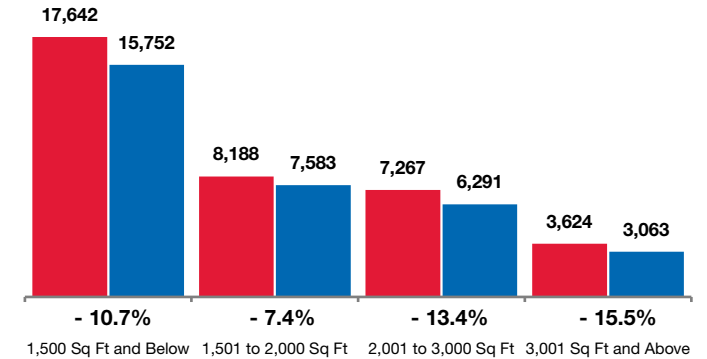
By Price Range

■ 12-2013 ■ 12-2014



By Square Feet

■ 12-2013 ■ 12-2014



All Properties

By Price Range	12-2013	12-2014	Change
\$250,000 and Below	6,134	3,594	- 41.4%
\$250,001 to \$500,000	18,297	16,335	- 10.7%
\$500,001 to \$750,000	7,220	7,502	+ 3.9%
\$750,001 to \$1,000,000	2,531	2,568	+ 1.5%
\$1,000,001 to \$1,250,000	896	969	+ 8.1%
\$1,250,001 and Above	1,644	1,722	+ 4.7%
All Price Ranges	36,722	32,690	- 11.0%

Single-Family Homes

12-2013	12-2014	Change	12-2013	12-2014	Change
1,503	573	- 61.9%	4,631	3,021	- 34.8%
12,868	10,643	- 17.3%	5,429	5,692	+ 4.8%
6,076	6,117	+ 0.7%	1,144	1,385	+ 21.1%
2,221	2,199	- 1.0%	310	369	+ 19.0%
763	835	+ 9.4%	133	134	+ 0.8%
1,484	1,532	+ 3.2%	160	190	+ 18.8%
24,915	21,899	- 12.1%	11,807	10,791	- 8.6%

Condos - Townhomes

By Square Feet	12-2013	12-2014	Change
1,500 Sq Ft and Below	17,642	15,752	- 10.7%
1,501 to 2,000 Sq Ft	8,188	7,583	- 7.4%
2,001 to 3,000 Sq Ft	7,267	6,291	- 13.4%
3,001 Sq Ft and Above	3,624	3,063	- 15.5%
All Square Footage	36,722	32,690	- 11.0%

12-2013	12-2014	Change	12-2013	12-2014	Change
7,807	7,328	- 6.1%	9,490	8,987	- 5.3%
6,261	6,028	- 3.7%	1,768	1,810	+ 2.4%
6,750	6,177	- 8.5%	355	337	- 5.1%
3,545	3,113	- 12.2%	25	28	+ 12.0%
24,915	21,899	- 12.1%	11,807	10,791	- 8.6%

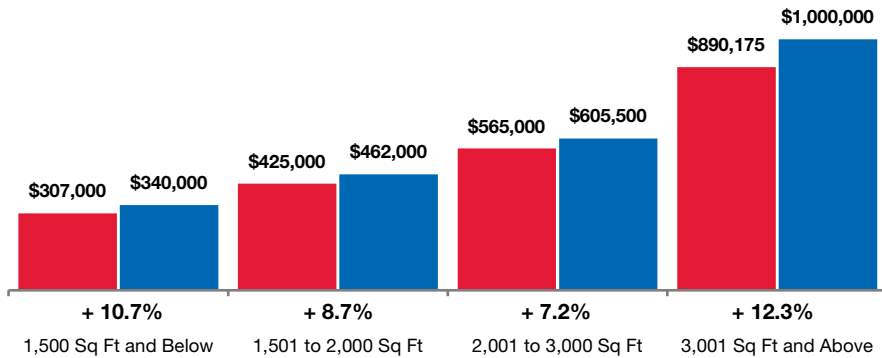


Median Sales Price

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.**

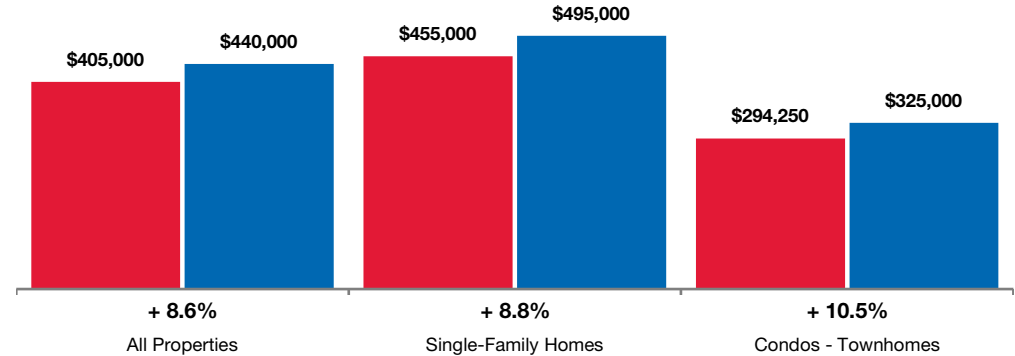
By Square Feet

■ 12-2013 ■ 12-2014



By Property Type

■ 12-2013 ■ 12-2014



By Square Feet	All Properties		
	12-2013	12-2014	Change
1,500 Sq Ft and Below	\$307,000	\$340,000	+ 10.7%
1,501 to 2,000 Sq Ft	\$425,000	\$462,000	+ 8.7%
2,001 to 3,000 Sq Ft	\$565,000	\$605,500	+ 7.2%
3,001 Sq Ft and Above	\$890,175	\$1,000,000	+ 12.3%
All Square Footage	\$405,000	\$440,000	+ 8.6%

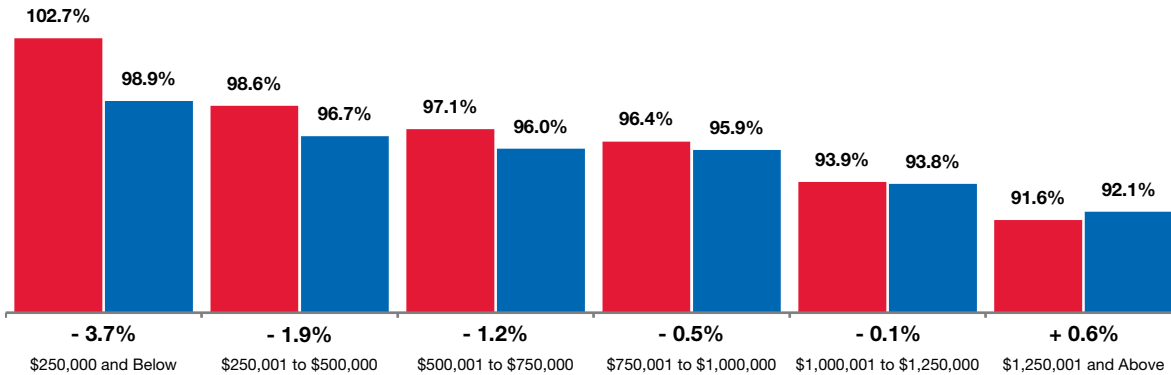
	Single-Family Homes			Condos - Townhomes		
	12-2013	12-2014	Change	12-2013	12-2014	Change
	\$339,500	\$373,000	+ 9.9%	\$261,000	\$296,800	+ 13.7%
	\$423,250	\$460,000	+ 8.7%	\$429,988	\$480,000	+ 11.6%
	\$560,000	\$600,000	+ 7.1%	\$765,000	\$795,000	+ 3.9%
	\$889,500	\$995,500	+ 11.9%	\$1,399,000	\$2,125,000	+ 51.9%
	\$455,000	\$495,000	+ 8.8%	\$294,250	\$325,000	+ 10.5%

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.**

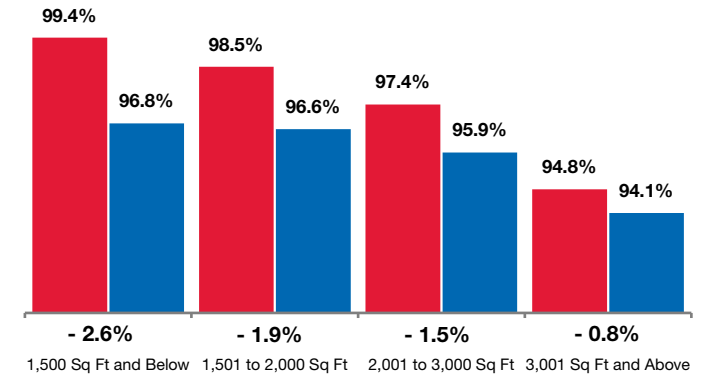
By Price Range

■ 12-2013 ■ 12-2014



By Square Feet

■ 12-2013 ■ 12-2014



All Properties

By Price Range	12-2013	12-2014	Change
\$250,000 and Below	102.7%	98.9%	- 3.7%
\$250,001 to \$500,000	98.6%	96.7%	- 1.9%
\$500,001 to \$750,000	97.1%	96.0%	- 1.2%
\$750,001 to \$1,000,000	96.4%	95.9%	- 0.5%
\$1,000,001 to \$1,250,000	93.9%	93.8%	- 0.1%
\$1,250,001 and Above	91.6%	92.1%	+ 0.6%
All Price Ranges	98.4%	96.3%	- 2.1%

Single-Family Homes

12-2013	12-2014	Change
97.5%	93.5%	- 4.0%
98.9%	96.6%	- 2.4%
97.8%	96.6%	- 1.2%
96.7%	96.1%	- 0.6%
95.1%	94.4%	- 0.8%
92.7%	92.9%	+ 0.3%
97.9%	96.1%	- 1.8%

Condos - Townhomes

12-2013	12-2014	Change
101.1%	97.1%	- 4.0%
99.0%	96.8%	- 2.2%
97.0%	96.6%	- 0.4%
95.2%	95.6%	+ 0.3%
91.8%	94.3%	+ 2.7%
93.3%	93.5%	+ 0.2%
99.4%	96.7%	- 2.7%

By Square Feet

12-2013	12-2014	Change
99.4%	96.8%	- 2.6%
98.5%	96.6%	- 1.9%
97.4%	95.9%	- 1.5%
94.8%	94.1%	- 0.8%
98.4%	96.3%	- 2.1%

12-2013	12-2014	Change
98.9%	96.7%	- 2.3%
98.7%	96.7%	- 2.0%
97.5%	95.9%	- 1.6%
94.8%	94.1%	- 0.7%
97.9%	96.1%	- 1.8%

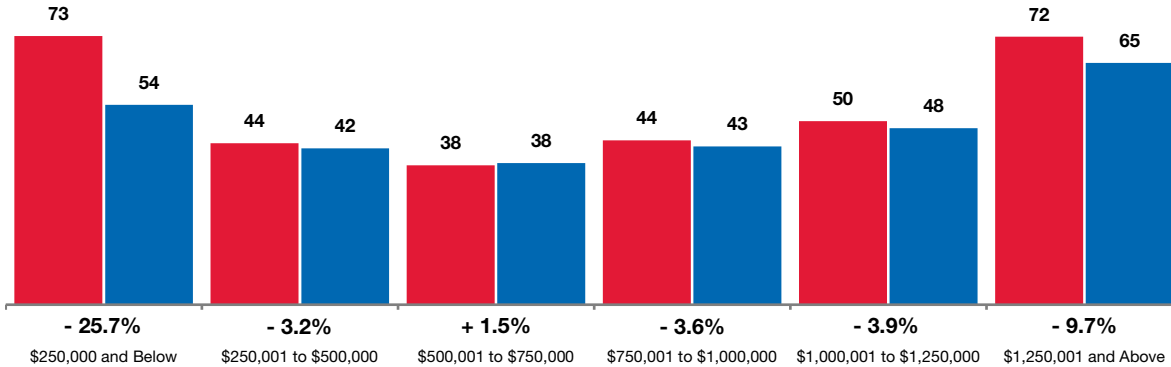


Days on Market Until Sale

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.

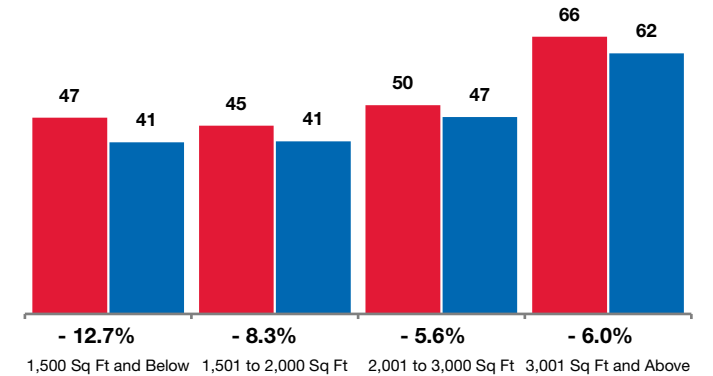
By Price Range

■ 12-2013 ■ 12-2014



By Square Feet

■ 12-2013 ■ 12-2014



All Properties

By Price Range	12-2013	12-2014	Change
\$250,000 and Below	73	54	- 25.7%
\$250,001 to \$500,000	44	42	- 3.2%
\$500,001 to \$750,000	38	38	+ 1.5%
\$750,001 to \$1,000,000	44	43	- 3.6%
\$1,000,001 to \$1,250,000	50	48	- 3.9%
\$1,250,001 and Above	72	65	- 9.7%
All Price Ranges	49	44	- 10.2%

Single-Family Homes

12-2013	12-2014	Change	12-2013	12-2014	Change
99	84	- 15.1%	64	48	- 24.7%
46	44	- 4.5%	39	40	+ 2.0%
37	38	+ 1.5%	38	39	+ 1.2%
42	41	- 3.4%	58	53	- 8.2%
46	47	+ 1.8%	72	55	- 23.8%
72	65	- 10.0%	77	70	- 8.3%
48	44	- 7.7%	50	43	- 13.9%

Condos - Townhomes

By Square Feet	12-2013	12-2014	Change
1,500 Sq Ft and Below	47	41	- 12.7%
1,501 to 2,000 Sq Ft	45	41	- 8.3%
2,001 to 3,000 Sq Ft	50	47	- 5.6%
3,001 Sq Ft and Above	66	62	- 6.0%
All Square Footage	49	44	- 10.2%

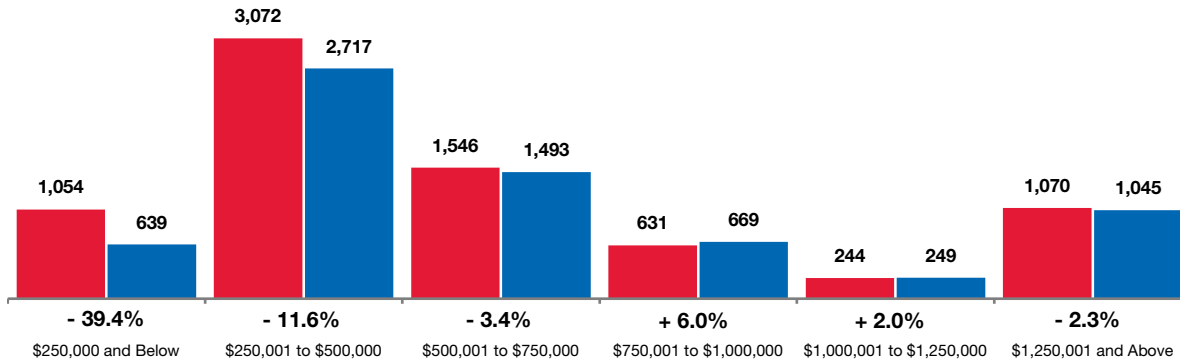
12-2013	12-2014	Change	12-2013	12-2014	Change
43	39	- 9.7%	50	42	- 15.0%
43	40	- 7.1%	49	43	- 12.2%
49	46	- 6.1%	60	61	+ 1.5%
66	62	- 6.1%	47	60	+ 26.3%
48	44	- 7.7%	50	43	- 13.9%

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.

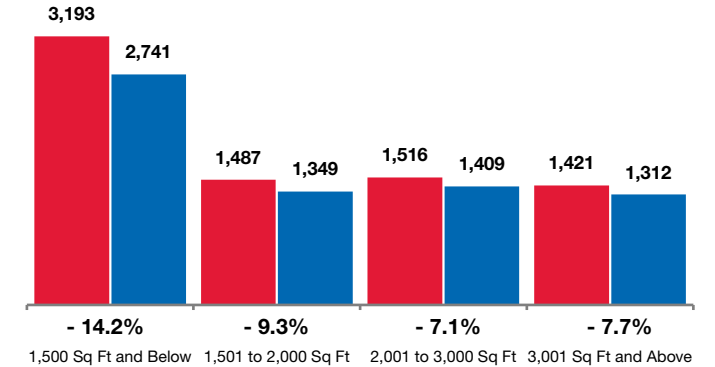
By Price Range

■ 12-2013 ■ 12-2014



By Square Feet

■ 12-2013 ■ 12-2014



All Properties

By Price Range	12-2013	12-2014	Change
\$250,000 and Below	1,054	639	-39.4%
\$250,001 to \$500,000	3,072	2,717	-11.6%
\$500,001 to \$750,000	1,546	1,493	-3.4%
\$750,001 to \$1,000,000	631	669	+6.0%
\$1,000,001 to \$1,250,000	244	249	+2.0%
\$1,250,001 and Above	1,070	1,045	-2.3%
All Price Ranges	7,617	6,812	-10.6%

Single-Family Homes

12-2013	12-2014	Change	12-2013	12-2014	Change
295	136	-53.9%	759	503	-33.7%
2,088	1,690	-19.1%	984	1,027	+4.4%
1,288	1,230	-4.5%	258	263	+1.9%
520	562	+8.1%	111	107	-3.6%
205	197	-3.9%	39	52	+33.3%
934	907	-2.9%	136	138	+1.5%
5,330	4,722	-11.4%	2,287	2,090	-8.6%

Condos - Townhomes

By Square Feet	12-2013	12-2014	Change
1,500 Sq Ft and Below	3,193	2,741	-14.2%
1,501 to 2,000 Sq Ft	1,487	1,349	-9.3%
2,001 to 3,000 Sq Ft	1,516	1,409	-7.1%
3,001 Sq Ft and Above	1,421	1,312	-7.7%
All Square Footage	7,617	6,812	-10.6%

12-2013	12-2014	Change	12-2013	12-2014	Change
1,389	1,128	-18.8%	1,804	1,613	-10.6%
1,138	1,003	-11.9%	349	346	-0.9%
1,408	1,302	-7.5%	108	107	-0.9%
1,395	1,288	-7.7%	26	24	-7.7%
5,330	4,722	-11.4%	2,287	2,090	-8.6%

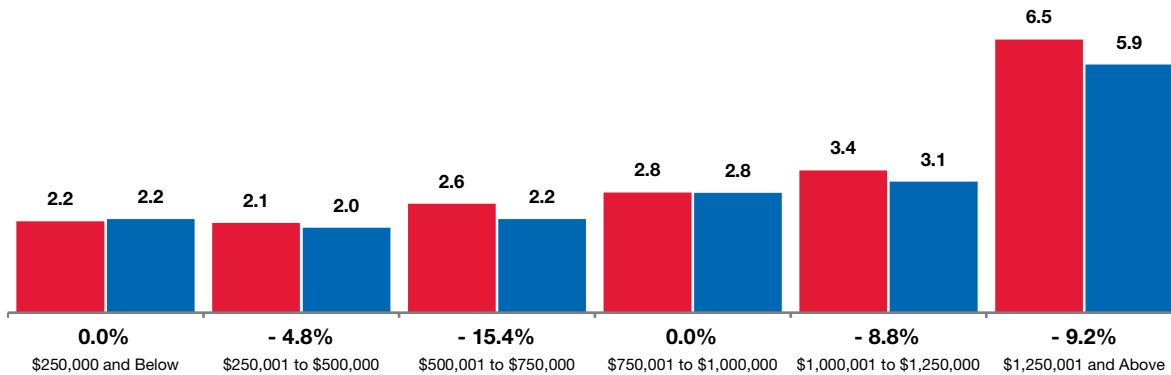


Months Supply of Inventory

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.

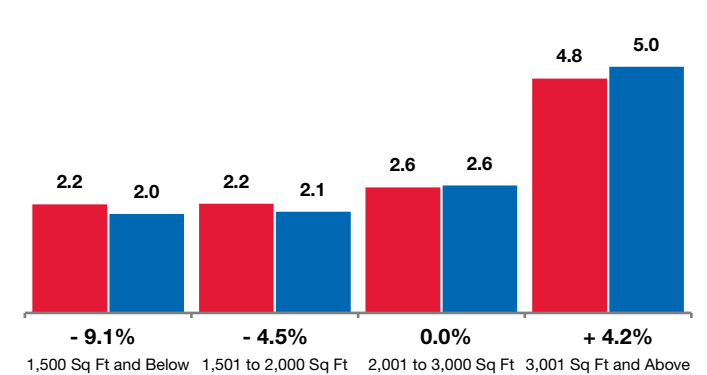
By Price Range

■ 12-2013 ■ 12-2014



By Square Feet

■ 12-2013 ■ 12-2014



All Properties

By Price Range	12-2013	12-2014	Change
\$250,000 and Below	2.2	2.2	0.0%
\$250,001 to \$500,000	2.1	2.0	- 4.8%
\$500,001 to \$750,000	2.6	2.2	- 15.4%
\$750,001 to \$1,000,000	2.8	2.8	0.0%
\$1,000,001 to \$1,250,000	3.4	3.1	- 8.8%
\$1,250,001 and Above	6.5	5.9	- 9.2%
All Price Ranges	2.5	2.4	- 4.0%

Single-Family Homes

12-2013	12-2014	Change	12-2013	12-2014	Change
2.5	2.8	+ 12.0%	2.0	2.1	+ 5.0%
2.1	2.0	- 4.8%	2.2	2.1	- 4.5%
2.6	2.2	- 15.4%	2.6	2.1	- 19.2%
2.7	2.8	+ 3.7%	3.9	3.1	- 20.5%
3.3	2.8	- 15.2%	4.0	4.8	+ 20.0%
6.4	5.8	- 9.4%	7.0	6.0	- 14.3%
2.6	2.5	- 3.8%	2.4	2.2	- 8.3%

Condos - Townhomes

By Square Feet	12-2013	12-2014	Change
1,500 Sq Ft and Below	2.2	2.0	- 9.1%
1,501 to 2,000 Sq Ft	2.2	2.1	- 4.5%
2,001 to 3,000 Sq Ft	2.6	2.6	0.0%
3,001 Sq Ft and Above	4.8	5.0	+ 4.2%
All Square Footage	2.5	2.4	- 4.0%

12-2013	12-2014	Change	12-2013	12-2014	Change
2.1	1.8	- 14.3%	2.3	2.2	- 4.3%
2.2	2.0	- 9.1%	2.4	2.3	- 4.2%
2.5	2.5	0.0%	3.7	3.8	+ 2.7%
4.7	5.0	+ 6.4%	12.5	10.3	- 17.6%
2.6	2.5	- 3.8%	2.4	2.2	- 8.3%