

# Housing Supply Overview

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

## February 2015

This is the year, folks. We should all be watching for more inventory compared to last year at various price segments to give hungry buyers something more to bite on. Rates are expected to remain low enough to be easy prey. For the 12-month period spanning March 2014 through February 2015, Pending Sales in San Diego County were down 3.9 percent overall. The price range with the largest gain in sales was the \$500,001 to \$750,000 range, where they increased 12.2 percent.

The overall Median Sales Price was up 7.2 percent to \$445,000. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 10.0 percent to \$330,000. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 39 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 15.0 percent. The property type that lost the least inventory was the Single-Family Homes segment, where it decreased 14.3 percent. That amounts to 2.6 months supply for Single-Family Homes and 2.2 months supply for Condos - Townhomes.

## Quick Facts

**+ 12.2%**

**+ 0.5%**

**- 3.2%**

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.

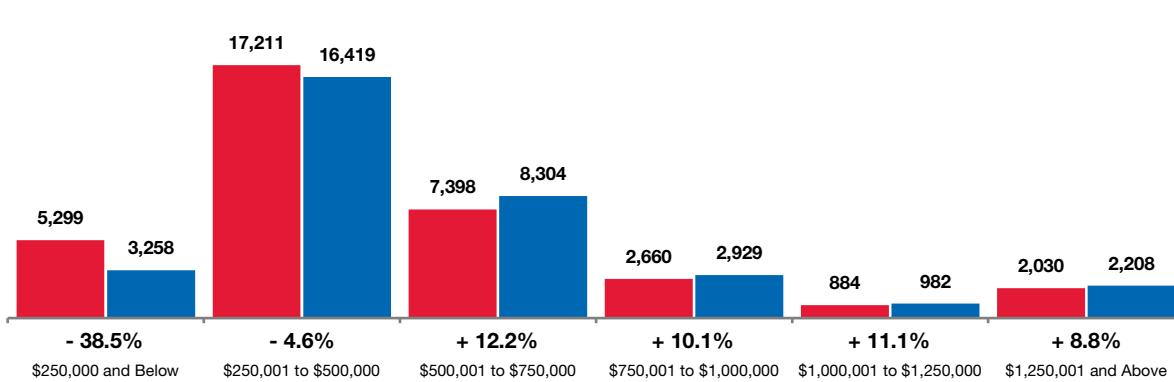
Pending Sales	<b>2</b>
Closed Sales	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Days on Market Until Sale	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>

# Pending Sales

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

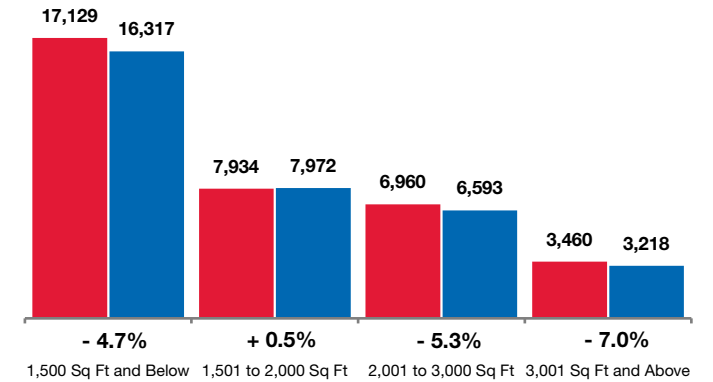
## By Price Range

■ 02-2014 ■ 02-2015



## By Square Feet

■ 02-2014 ■ 02-2015



### All Properties

By Price Range	02-2014	02-2015	Change
\$250,000 and Below	5,299	3,258	- 38.5%
\$250,001 to \$500,000	17,211	16,419	- 4.6%
\$500,001 to \$750,000	7,398	8,304	+ 12.2%
\$750,001 to \$1,000,000	2,660	2,929	+ 10.1%
\$1,000,001 to \$1,250,000	884	982	+ 11.1%
\$1,250,001 and Above	2,030	2,208	+ 8.8%
<b>All Price Ranges</b>	<b>35,483</b>	<b>34,101</b>	<b>- 3.9%</b>

### Single-Family Homes

02-2014	02-2015	Change	02-2014	02-2015	Change
1,163	521	- 55.2%	4,136	2,737	- 33.8%
11,703	10,367	- 11.4%	5,508	6,052	+ 9.9%
6,169	6,747	+ 9.4%	1,229	1,557	+ 26.7%
2,314	2,503	+ 8.2%	346	426	+ 23.1%
767	848	+ 10.6%	117	134	+ 14.5%
1,794	1,910	+ 6.5%	236	298	+ 26.3%
<b>23,910</b>	<b>22,897</b>	<b>- 4.2%</b>	<b>11,573</b>	<b>11,204</b>	<b>- 3.2%</b>

### Condos - Townhomes

By Square Feet	02-2014	02-2015	Change
1,500 Sq Ft and Below	17,129	16,317	- 4.7%
1,501 to 2,000 Sq Ft	7,934	7,972	+ 0.5%
2,001 to 3,000 Sq Ft	6,960	6,593	- 5.3%
3,001 Sq Ft and Above	3,460	3,218	- 7.0%
<b>All Square Footage</b>	<b>35,483</b>	<b>34,101</b>	<b>- 3.9%</b>

02-2014	02-2015	Change	02-2014	02-2015	Change
7,679	7,329	- 4.6%	9,450	8,988	- 4.9%
6,198	6,120	- 1.3%	1,736	1,852	+ 6.7%
6,602	6,256	- 5.2%	358	337	- 5.9%
3,431	3,191	- 7.0%	29	27	- 6.9%
<b>23,910</b>	<b>22,897</b>	<b>- 4.2%</b>	<b>11,573</b>	<b>11,204</b>	<b>- 3.2%</b>

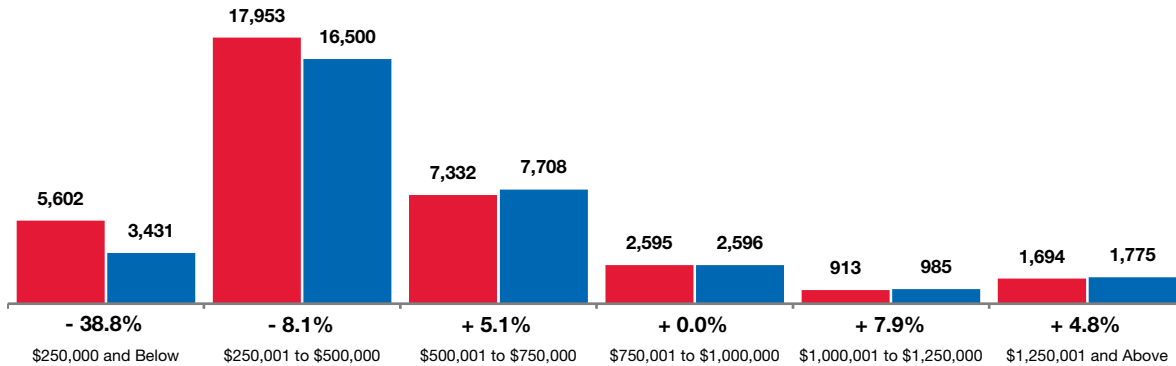


# Closed Sales

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

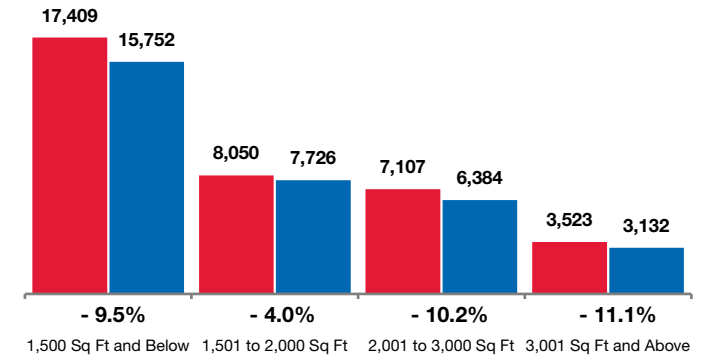
## By Price Range

■ 02-2014 ■ 02-2015



## By Square Feet

■ 02-2014 ■ 02-2015



### All Properties

By Price Range	02-2014	02-2015	Change
\$250,000 and Below	5,602	3,431	-38.8%
\$250,001 to \$500,000	17,953	16,500	-8.1%
\$500,001 to \$750,000	7,332	7,708	+5.1%
\$750,001 to \$1,000,000	2,595	2,596	+0.0%
\$1,000,001 to \$1,250,000	913	985	+7.9%
\$1,250,001 and Above	1,694	1,775	+4.8%
<b>All Price Ranges</b>	<b>36,089</b>	<b>32,995</b>	<b>-8.6%</b>

### Single-Family Homes

02-2014	02-2015	Change	02-2014	02-2015	Change
1,238	549	-55.7%	4,364	2,882	-34.0%
12,331	10,750	-12.8%	5,622	5,750	+2.3%
6,159	6,294	+2.2%	1,173	1,414	+20.5%
2,277	2,214	-2.8%	318	382	+20.1%
775	849	+9.5%	138	136	-1.4%
1,527	1,580	+3.5%	167	195	+16.8%
<b>24,307</b>	<b>22,236</b>	<b>-8.5%</b>	<b>11,782</b>	<b>10,759</b>	<b>-8.7%</b>

### Condos - Townhomes

By Square Feet	02-2014	02-2015	Change
1,500 Sq Ft and Below	17,409	15,752	-9.5%
1,501 to 2,000 Sq Ft	8,050	7,726	-4.0%
2,001 to 3,000 Sq Ft	7,107	6,384	-10.2%
3,001 Sq Ft and Above	3,523	3,132	-11.1%
<b>All Square Footage</b>	<b>36,089</b>	<b>32,995</b>	<b>-8.6%</b>

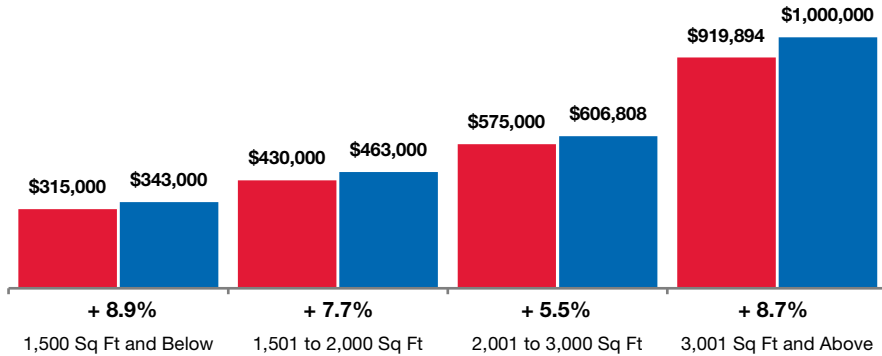
02-2014	02-2015	Change	02-2014	02-2015	Change
7,679	7,329	-4.6%	9,450	8,988	-4.9%
6,198	6,120	-1.3%	1,736	1,852	+6.7%
6,602	6,256	-5.2%	358	337	-5.9%
3,431	3,191	-7.0%	29	27	-6.9%
<b>24,307</b>	<b>22,236</b>	<b>-8.5%</b>	<b>11,782</b>	<b>10,759</b>	<b>-8.7%</b>

# 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.**

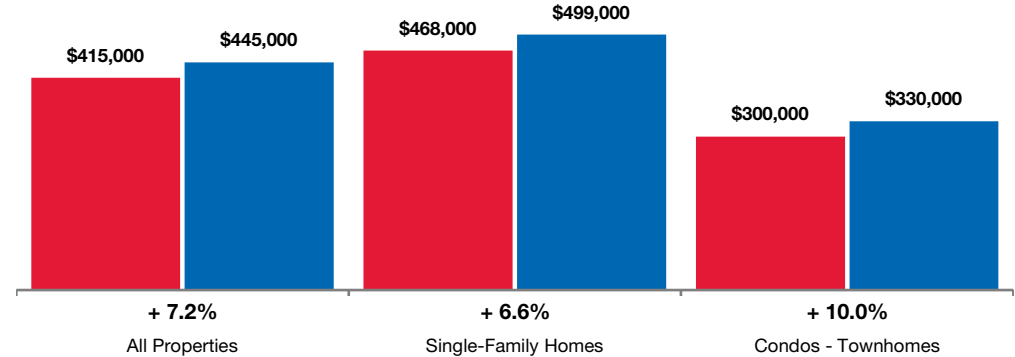
## By Square Feet

■ 02-2014 ■ 02-2015



## By Property Type

■ 02-2014 ■ 02-2015



By Square Feet	All Properties		
	02-2014	02-2015	Change
1,500 Sq Ft and Below	\$315,000	\$343,000	+ 8.9%
1,501 to 2,000 Sq Ft	\$430,000	\$463,000	+ 7.7%
2,001 to 3,000 Sq Ft	\$575,000	\$606,808	+ 5.5%
3,001 Sq Ft and Above	\$919,894	\$1,000,000	+ 8.7%
<b>All Square Footage</b>	<b>\$415,000</b>	<b>\$445,000</b>	<b>+ 7.2%</b>

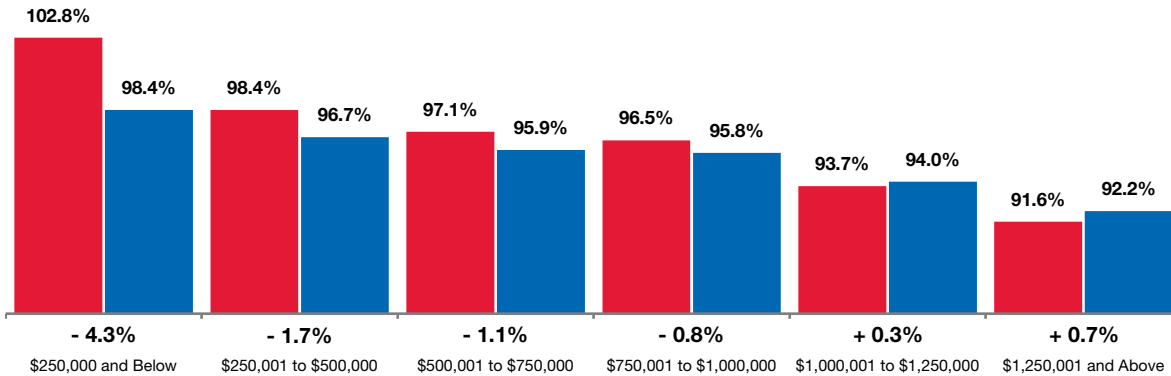
	Single-Family Homes			Condos - Townhomes		
	02-2014	02-2015	Change	02-2014	02-2015	Change
	\$348,700	\$375,000	+ 7.5%	\$270,000	\$300,000	+ 11.1%
	\$430,000	\$460,000	+ 7.0%	\$435,000	\$481,500	+ 10.7%
	\$570,000	\$600,000	+ 5.3%	\$765,000	\$807,500	+ 5.6%
	\$915,000	\$1,000,000	+ 9.3%	\$1,435,000	\$2,140,000	+ 49.1%
	<b>\$468,000</b>	<b>\$499,000</b>	<b>+ 6.6%</b>	<b>\$300,000</b>	<b>\$330,000</b>	<b>+ 10.0%</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.**

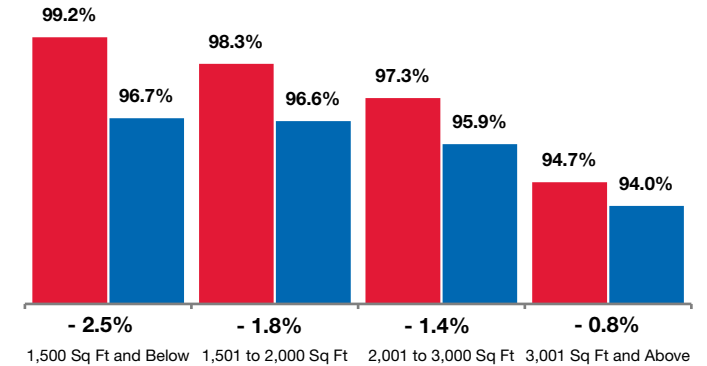
## By Price Range

■ 02-2014 ■ 02-2015



## By Square Feet

■ 02-2014 ■ 02-2015



## All Properties

By Price Range	02-2014	02-2015	Change
\$250,000 and Below	102.8%	98.4%	- 4.3%
\$250,001 to \$500,000	98.4%	96.7%	- 1.7%
\$500,001 to \$750,000	97.1%	95.9%	- 1.1%
\$750,001 to \$1,000,000	96.5%	95.8%	- 0.8%
\$1,000,001 to \$1,250,000	93.7%	94.0%	+ 0.3%
\$1,250,001 and Above	91.6%	92.2%	+ 0.7%
<b>All Price Ranges</b>	<b>98.2%</b>	<b>96.2%</b>	<b>- 2.0%</b>

## Single-Family Homes

02-2014	02-2015	Change	02-2014	02-2015	Change
97.6%	93.1%	- 4.7%	101.0%	96.7%	- 4.2%
98.7%	96.6%	- 2.2%	98.7%	96.8%	- 2.0%
97.7%	96.5%	- 1.3%	97.0%	96.6%	- 0.4%
96.7%	96.0%	- 0.7%	95.3%	95.6%	+ 0.4%
95.1%	94.3%	- 0.8%	91.9%	94.5%	+ 2.9%
92.6%	93.1%	+ 0.5%	92.9%	94.1%	+ 1.3%
<b>97.7%</b>	<b>96.1%</b>	<b>- 1.7%</b>	<b>99.1%</b>	<b>96.6%</b>	<b>- 2.5%</b>

## Condos - Townhomes

By Square Feet	02-2014	02-2015	Change
1,500 Sq Ft and Below	99.2%	96.7%	- 2.5%
1,501 to 2,000 Sq Ft	98.3%	96.6%	- 1.8%
2,001 to 3,000 Sq Ft	97.3%	95.9%	- 1.4%
3,001 Sq Ft and Above	94.7%	94.0%	- 0.8%
<b>All Square Footage</b>	<b>98.2%</b>	<b>96.2%</b>	<b>- 2.0%</b>

02-2014	02-2015	Change	02-2014	02-2015	Change
98.7%	96.7%	- 2.1%	99.5%	96.7%	- 2.8%
98.4%	96.6%	- 1.8%	98.0%	96.5%	- 1.6%
97.4%	95.9%	- 1.5%	95.6%	95.4%	- 0.2%
94.7%	94.0%	- 0.8%	93.8%	91.5%	- 2.4%
<b>97.7%</b>	<b>96.1%</b>	<b>- 1.7%</b>	<b>99.1%</b>	<b>96.6%</b>	<b>- 2.5%</b>

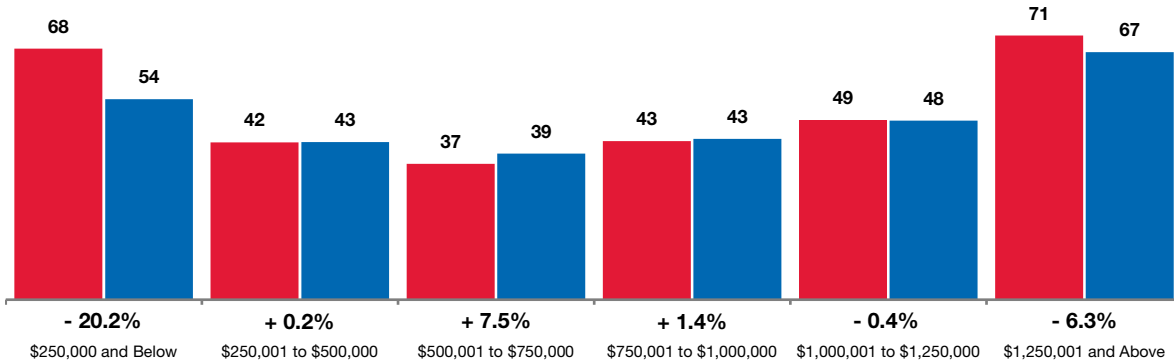


# Days on Market Until Sale

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.

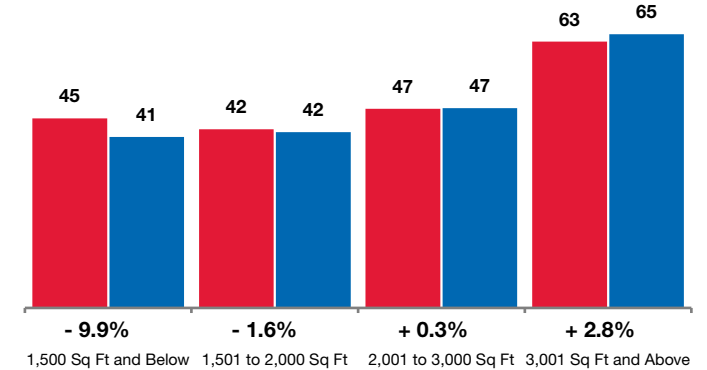
## By Price Range

■ 02-2014 ■ 02-2015



## By Square Feet

■ 02-2014 ■ 02-2015



### All Properties

By Price Range	02-2014	02-2015	Change
\$250,000 and Below	68	54	- 20.2%
\$250,001 to \$500,000	42	43	+ 0.2%
\$500,001 to \$750,000	37	39	+ 7.5%
\$750,001 to \$1,000,000	43	43	+ 1.4%
\$1,000,001 to \$1,250,000	49	48	- 0.4%
\$1,250,001 and Above	71	67	- 6.3%
<b>All Price Ranges</b>	<b>47</b>	<b>45</b>	<b>- 4.3%</b>

### Single-Family Homes

02-2014	02-2015	Change	02-2014	02-2015	Change
92	87	- 5.1%	61	48	- 21.6%
44	44	- 0.3%	39	40	+ 2.6%
37	39	+ 6.9%	37	40	+ 10.0%
41	42	+ 2.7%	56	51	- 8.9%
44	48	+ 8.9%	74	52	- 30.5%
70	67	- 5.2%	79	66	- 15.5%
<b>46</b>	<b>45</b>	<b>- 1.6%</b>	<b>48</b>	<b>43</b>	<b>- 10.7%</b>

### Condos - Townhomes

By Square Feet	02-2014	02-2015	Change
1,500 Sq Ft and Below	45	41	- 9.9%
1,501 to 2,000 Sq Ft	42	42	- 1.6%
2,001 to 3,000 Sq Ft	47	47	+ 0.3%
3,001 Sq Ft and Above	63	65	+ 2.8%
<b>All Square Footage</b>	<b>47</b>	<b>45</b>	<b>- 4.3%</b>

02-2014	02-2015	Change	02-2014	02-2015	Change
42	39	- 7.1%	48	42	- 11.8%
41	41	+ 0.6%	47	43	- 8.6%
47	47	+ 0.1%	60	61	+ 2.7%
63	65	+ 2.7%	53	55	+ 3.7%
<b>46</b>	<b>45</b>	<b>- 1.6%</b>	<b>48</b>	<b>43</b>	<b>- 10.7%</b>

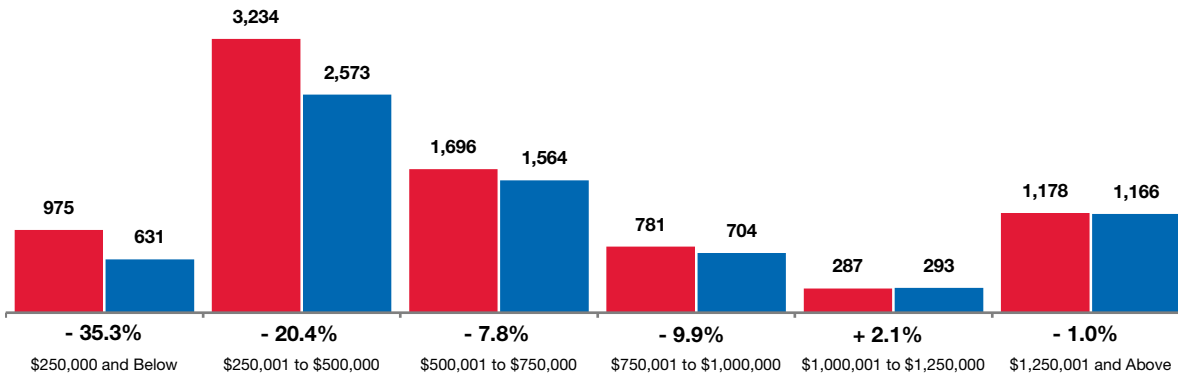


# Inventory of Homes for Sale

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

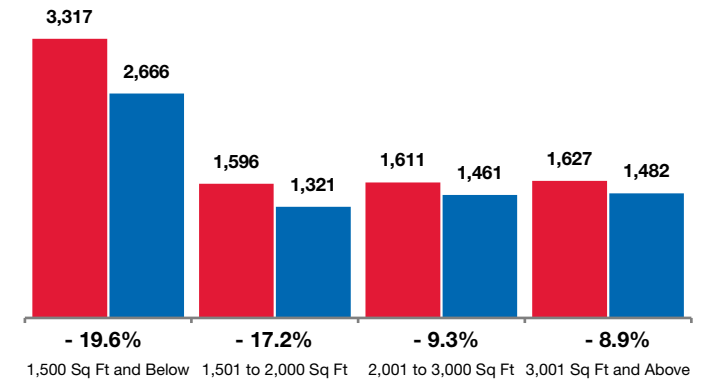
## By Price Range

■ 02-2014 ■ 02-2015



## By Square Feet

■ 02-2014 ■ 02-2015



### All Properties

By Price Range	02-2014	02-2015	Change
\$250,000 and Below	975	631	- 35.3%
\$250,001 to \$500,000	3,234	2,573	- 20.4%
\$500,001 to \$750,000	1,696	1,564	- 7.8%
\$750,001 to \$1,000,000	781	704	- 9.9%
\$1,000,001 to \$1,250,000	287	293	+ 2.1%
\$1,250,001 and Above	1,178	1,166	- 1.0%
<b>All Price Ranges</b>	<b>8,151</b>	<b>6,931</b>	<b>- 15.0%</b>

### Single-Family Homes

02-2014	02-2015	Change	02-2014	02-2015	Change
265	127	- 52.1%	710	504	- 29.0%
2,137	1,585	- 25.8%	1,097	988	- 9.9%
1,367	1,302	- 4.8%	329	262	- 20.4%
630	583	- 7.5%	151	121	- 19.9%
242	248	+ 2.5%	45	45	0.0%
1,046	1,030	- 1.5%	132	136	+ 3.0%
<b>5,687</b>	<b>4,875</b>	<b>- 14.3%</b>	<b>2,464</b>	<b>2,056</b>	<b>- 16.6%</b>

### Condos - Townhomes

By Square Feet	02-2014	02-2015	Change
1,500 Sq Ft and Below	3,317	2,666	- 19.6%
1,501 to 2,000 Sq Ft	1,596	1,321	- 17.2%
2,001 to 3,000 Sq Ft	1,611	1,461	- 9.3%
3,001 Sq Ft and Above	1,627	1,482	- 8.9%
<b>All Square Footage</b>	<b>8,151</b>	<b>6,931</b>	<b>- 15.0%</b>

02-2014	02-2015	Change	02-2014	02-2015	Change
1,410	1,081	- 23.3%	1,907	1,585	- 16.9%
1,187	971	- 18.2%	409	350	- 14.4%
1,494	1,362	- 8.8%	117	99	- 15.4%
1,596	1,460	- 8.5%	31	22	- 29.0%
<b>5,687</b>	<b>4,875</b>	<b>- 14.3%</b>	<b>2,464</b>	<b>2,056</b>	<b>- 16.6%</b>

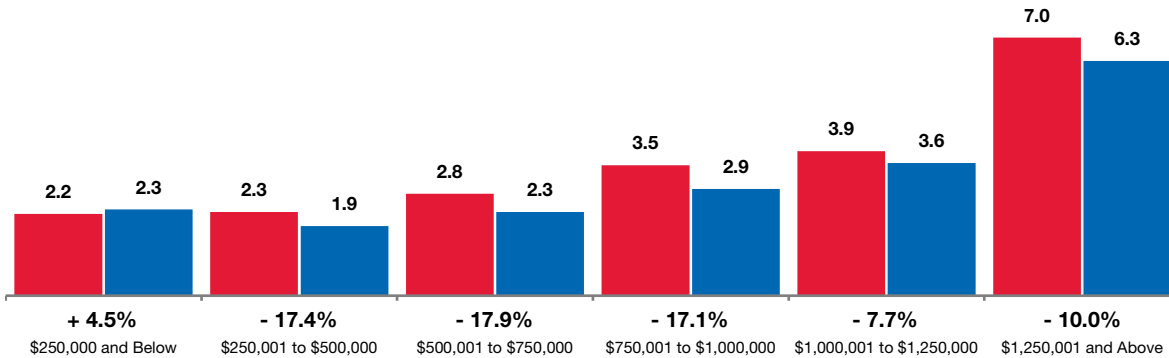


# Months Supply of Inventory

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.

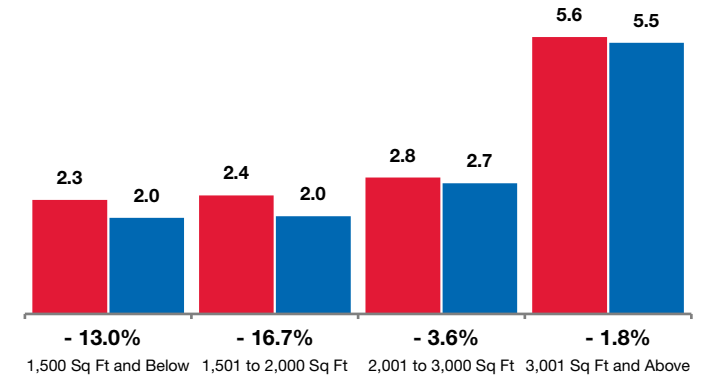
## By Price Range

■ 02-2014 ■ 02-2015



## By Square Feet

■ 02-2014 ■ 02-2015



### All Properties

By Price Range	02-2014	02-2015	Change
\$250,000 and Below	2.2	2.3	+ 4.5%
\$250,001 to \$500,000	2.3	1.9	- 17.4%
\$500,001 to \$750,000	2.8	2.3	- 17.9%
\$750,001 to \$1,000,000	3.5	2.9	- 17.1%
\$1,000,001 to \$1,250,000	3.9	3.6	- 7.7%
\$1,250,001 and Above	7.0	6.3	- 10.0%
<b>All Price Ranges</b>	<b>2.8</b>	<b>2.4</b>	<b>- 14.3%</b>

### Single-Family Homes

02-2014	02-2015	Change	02-2014	02-2015	Change
2.7	2.9	+ 7.4%	2.1	2.2	+ 4.8%
2.2	1.8	- 18.2%	2.4	2.0	- 16.7%
2.7	2.3	- 14.8%	3.2	2.0	- 37.5%
3.3	2.8	- 15.2%	5.2	3.4	- 34.6%
3.8	3.5	- 7.9%	4.6	4.0	- 13.0%
7.0	6.5	- 7.1%	6.7	5.5	- 17.9%
<b>2.9</b>	<b>2.6</b>	<b>- 10.3%</b>	<b>2.6</b>	<b>2.2</b>	<b>- 15.4%</b>

### Condos - Townhomes

By Square Feet	02-2014	02-2015	Change
1,500 Sq Ft and Below	2.3	2.0	- 13.0%
1,501 to 2,000 Sq Ft	2.4	2.0	- 16.7%
2,001 to 3,000 Sq Ft	2.8	2.7	- 3.6%
3,001 Sq Ft and Above	5.6	5.5	- 1.8%
<b>All Square Footage</b>	<b>2.8</b>	<b>2.4</b>	<b>- 14.3%</b>

02-2014	02-2015	Change	02-2014	02-2015	Change
2.2	1.8	- 18.2%	2.4	2.1	- 12.5%
2.3	1.9	- 17.4%	2.8	2.3	- 17.9%
2.7	2.6	- 3.7%	3.9	3.5	- 10.3%
5.6	5.5	- 1.8%	12.8	9.8	- 23.4%
<b>2.9</b>	<b>2.6</b>	<b>- 10.3%</b>	<b>2.6</b>	<b>2.2</b>	<b>- 15.4%</b>

