

Housing Supply Overview

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

June 2016

Sales have been brisk, particularly at midpoint levels away from the highs and lows, and months' supply of inventory continues to drop, sometimes significantly. For the 12-month period spanning July 2015 through June 2016, Pending Sales in San Diego County were up 4.4 percent overall. The price range with the largest gain in sales was the \$500,001 to \$750,000 range, where they increased 16.3 percent.

The overall Median Sales Price was up 6.1 percent to \$479,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 6.3 percent to \$542,000. The price range that tended to sell the quickest was the \$250,001 to \$500,000 range at 31 days; the price range that tended to sell the slowest was the \$1,250,001 Or More range at 58 days.

Market-wide, inventory levels were down 15.8 percent. The property type that lost the least inventory was the Single-Family Homes segment, where it decreased 11.2 percent. That amounts to 2.6 months supply for Single-Family Homes and 1.7 months supply for Condos - Townhomes.

Quick Facts

+ 16.3%

+ 6.3%

+ 8.6%

Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$500,001 to \$750,000	1,500 Sq Ft and Below	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.

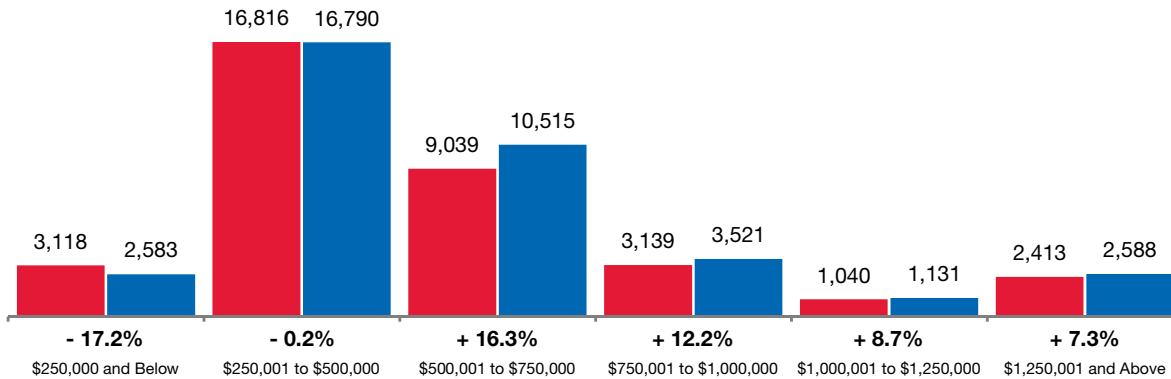
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Pending Sales

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

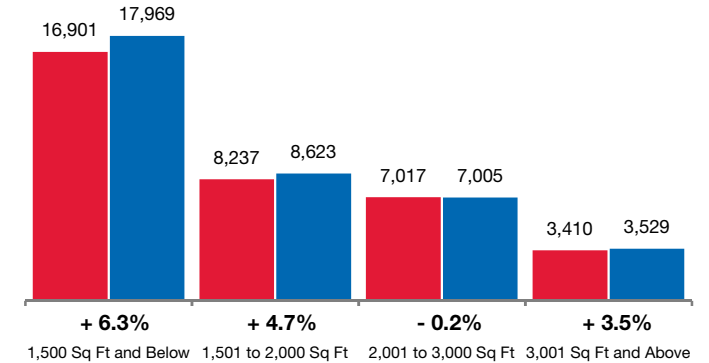
By Price Range

■ 06-2015 ■ 06-2016



By Square Feet

■ 06-2015 ■ 06-2016



All Properties

By Price Range	06-2015	06-2016	Change
\$250,000 and Below	3,118	2,583	- 17.2%
\$250,001 to \$500,000	16,816	16,790	- 0.2%
\$500,001 to \$750,000	9,039	10,515	+ 16.3%
\$750,001 to \$1,000,000	3,139	3,521	+ 12.2%
\$1,000,001 to \$1,250,000	1,040	1,131	+ 8.7%
\$1,250,001 and Above	2,413	2,588	+ 7.3%
All Price Ranges	35,566	37,128	+ 4.4%

Single-Family Homes

06-2015	06-2016	Change	06-2015	06-2016	Change
424	285	- 32.8%	2,694	2,298	- 14.7%
10,304	9,310	- 9.6%	6,512	7,480	+ 14.9%
7,371	8,498	+ 15.3%	1,668	2,017	+ 20.9%
2,685	3,041	+ 13.3%	454	480	+ 5.7%
910	957	+ 5.2%	130	174	+ 33.8%
2,082	2,235	+ 7.3%	331	353	+ 6.6%
23,777	24,326	+ 2.3%	11,789	12,802	+ 8.6%

Condos - Townhomes

By Square Feet	06-2015	06-2016	Change
1,500 Sq Ft and Below	16,901	17,969	+ 6.3%
1,501 to 2,000 Sq Ft	8,237	8,623	+ 4.7%
2,001 to 3,000 Sq Ft	7,017	7,005	- 0.2%
3,001 Sq Ft and Above	3,410	3,529	+ 3.5%
All Square Footage	35,566	37,128	+ 4.4%

06-2015	06-2016	Change	06-2015	06-2016	Change
7,417	7,603	+ 2.5%	9,484	10,366	+ 9.3%
6,327	6,584	+ 4.1%	1,910	2,039	+ 6.8%
6,653	6,636	- 0.3%	364	369	+ 1.4%
3,379	3,502	+ 3.6%	31	27	- 12.9%
23,777	24,326	+ 2.3%	11,789	12,802	+ 8.6%

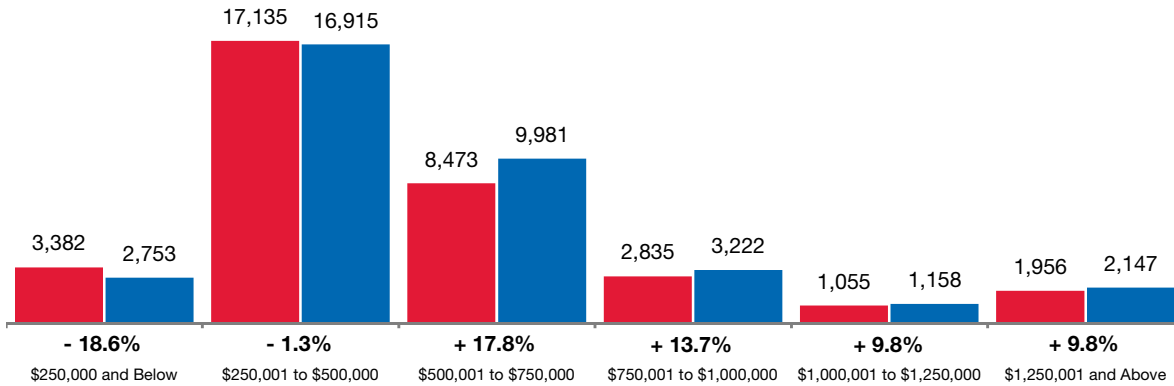


Closed Sales

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

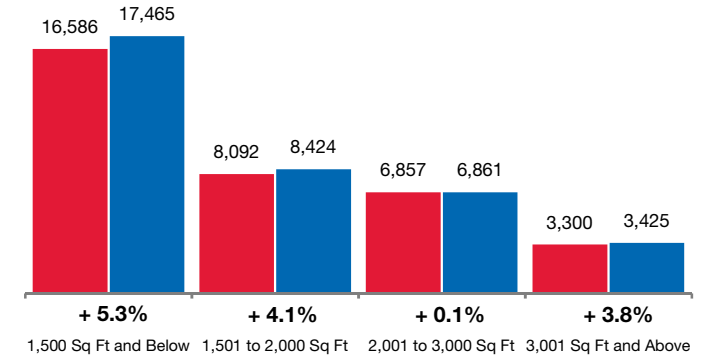
By Price Range

■ 06-2015 ■ 06-2016



By Square Feet

■ 06-2015 ■ 06-2016



All Properties

By Price Range	06-2015	06-2016	Change
\$250,000 and Below	3,382	2,753	- 18.6%
\$250,001 to \$500,000	17,135	16,915	- 1.3%
\$500,001 to \$750,000	8,473	9,981	+ 17.8%
\$750,001 to \$1,000,000	2,835	3,222	+ 13.7%
\$1,000,001 to \$1,250,000	1,055	1,158	+ 9.8%
\$1,250,001 and Above	1,956	2,147	+ 9.8%
All Price Ranges	34,836	36,176	+ 3.8%

Single-Family Homes

06-2015	06-2016	Change	06-2015	06-2016	Change
468	300	- 35.9%	2,914	2,453	- 15.8%
10,866	9,608	- 11.6%	6,269	7,307	+ 16.6%
6,925	8,134	+ 17.5%	1,548	1,847	+ 19.3%
2,428	2,784	+ 14.7%	407	438	+ 7.6%
912	998	+ 9.4%	143	160	+ 11.9%
1,737	1,846	+ 6.3%	219	301	+ 37.4%
23,336	23,670	+ 1.4%	11,500	12,506	+ 8.7%

Condos - Townhomes

By Square Feet	06-2015	06-2016	Change
1,500 Sq Ft and Below	16,586	17,465	+ 5.3%
1,501 to 2,000 Sq Ft	8,092	8,424	+ 4.1%
2,001 to 3,000 Sq Ft	6,857	6,861	+ 0.1%
3,001 Sq Ft and Above	3,300	3,425	+ 3.8%
All Square Footage	34,836	36,176	+ 3.8%

06-2015	06-2016	Change	06-2015	06-2016	Change
7,340	7,353	+ 0.2%	9,246	10,112	+ 9.4%
6,211	6,435	+ 3.6%	1,881	1,989	+ 5.7%
6,512	6,486	- 0.4%	345	375	+ 8.7%
3,272	3,396	+ 3.8%	28	29	+ 3.6%
23,336	23,670	+ 1.4%	11,500	12,506	+ 8.7%

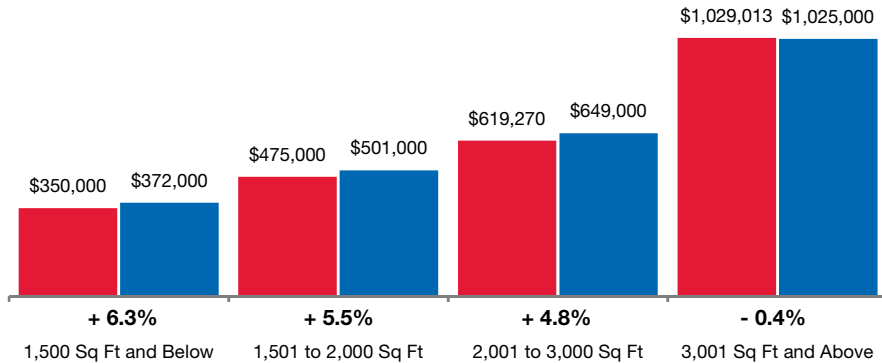


Median Sales Price

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.**

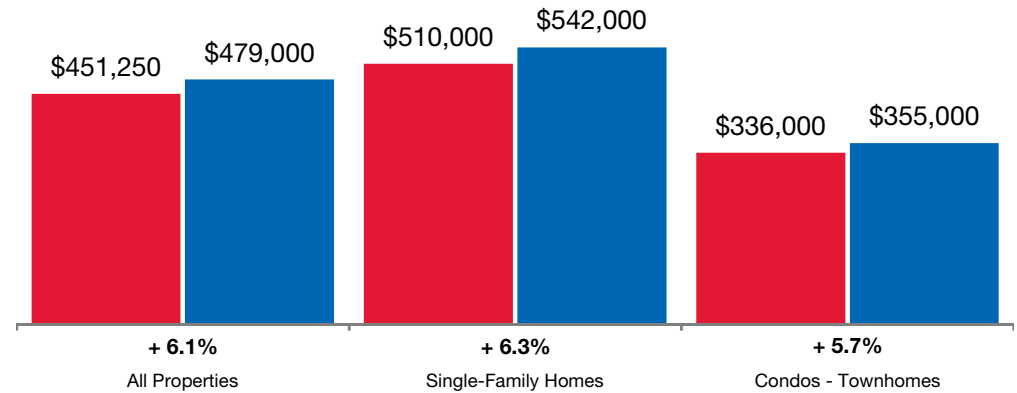
By Square Feet

■ 06-2015 ■ 06-2016



By Property Type

■ 06-2015 ■ 06-2016



By Square Feet	All Properties		
	06-2015	06-2016	Change
1,500 Sq Ft and Below	\$350,000	\$372,000	+ 6.3%
1,501 to 2,000 Sq Ft	\$475,000	\$501,000	+ 5.5%
2,001 to 3,000 Sq Ft	\$619,270	\$649,000	+ 4.8%
3,001 Sq Ft and Above	\$1,029,013	\$1,025,000	- 0.4%
All Square Footage	\$451,250	\$479,000	+ 6.1%

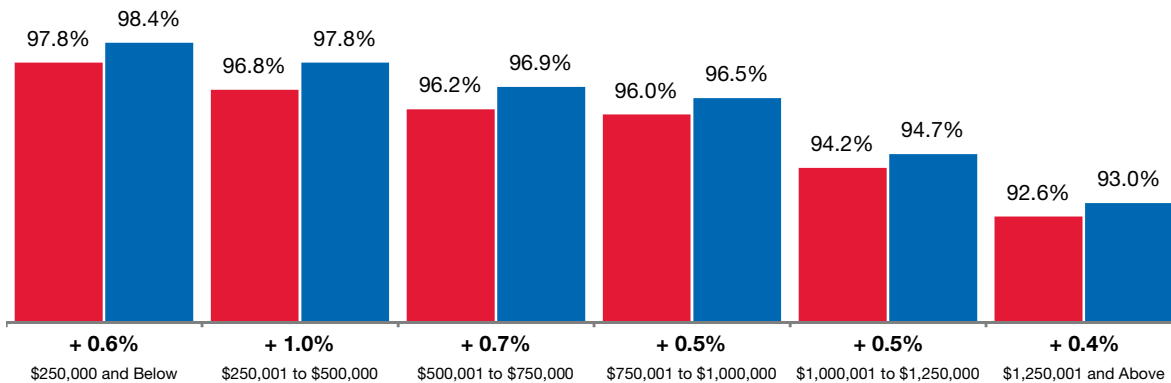
	Single-Family Homes			Condos - Townhomes		
	06-2015	06-2016	Change	06-2015	06-2016	Change
	\$385,000	\$415,000	+ 7.8%	\$307,000	\$325,000	+ 5.9%
	\$470,000	\$500,000	+ 6.4%	\$490,000	\$505,000	+ 3.1%
	\$610,000	\$640,000	+ 4.9%	\$829,000	\$860,000	+ 3.7%
	\$1,025,000	\$1,015,000	- 1.0%	\$1,973,750	\$1,875,000	- 5.0%
	\$510,000	\$542,000	+ 6.3%	\$336,000	\$355,000	+ 5.7%

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.**

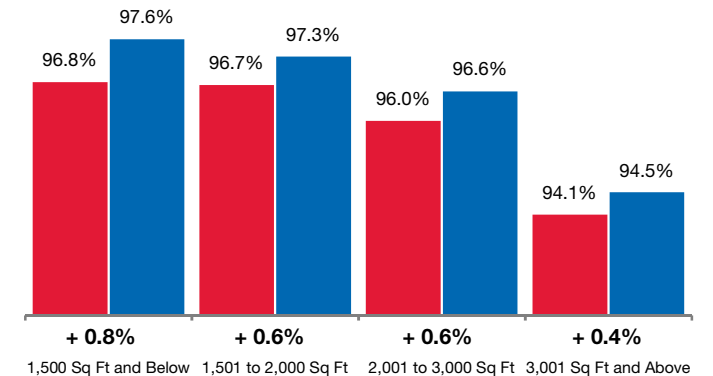
By Price Range

■ 06-2015 ■ 06-2016



By Square Feet

■ 06-2015 ■ 06-2016



All Properties

By Price Range	06-2015	06-2016	Change
\$250,000 and Below	97.8%	98.4%	+ 0.6%
\$250,001 to \$500,000	96.8%	97.8%	+ 1.0%
\$500,001 to \$750,000	96.2%	96.9%	+ 0.7%
\$750,001 to \$1,000,000	96.0%	96.5%	+ 0.5%
\$1,000,001 to \$1,250,000	94.2%	94.7%	+ 0.5%
\$1,250,001 and Above	92.6%	93.0%	+ 0.4%
All Price Ranges	96.3%	97.0%	+ 0.7%

Single-Family Homes

06-2015	06-2016	Change	06-2015	06-2016	Change
92.3%	93.4%	+ 1.2%	96.3%	96.9%	+ 0.6%
96.6%	97.4%	+ 0.8%	96.9%	97.8%	+ 0.9%
96.6%	97.3%	+ 0.7%	96.8%	97.4%	+ 0.6%
96.2%	96.7%	+ 0.5%	95.9%	96.2%	+ 0.3%
94.5%	94.9%	+ 0.4%	93.8%	94.3%	+ 0.5%
93.5%	93.9%	+ 0.4%	94.2%	94.4%	+ 0.2%
96.2%	96.9%	+ 0.7%	96.6%	97.4%	+ 0.8%

Condos - Townhomes

By Square Feet	06-2015	06-2016	Change
1,500 Sq Ft and Below	96.8%	97.6%	+ 0.8%
1,501 to 2,000 Sq Ft	96.7%	97.3%	+ 0.6%
2,001 to 3,000 Sq Ft	96.0%	96.6%	+ 0.6%
3,001 Sq Ft and Above	94.1%	94.5%	+ 0.4%
All Square Footage	96.3%	97.0%	+ 0.7%

06-2015	06-2016	Change	06-2015	06-2016	Change
96.8%	97.8%	+ 1.0%	96.7%	97.5%	+ 0.8%
96.7%	97.3%	+ 0.6%	96.6%	97.1%	+ 0.5%
96.0%	96.6%	+ 0.6%	95.2%	95.8%	+ 0.6%
94.1%	94.5%	+ 0.4%	92.6%	90.5%	- 2.3%
96.2%	96.9%	+ 0.7%	96.6%	97.4%	+ 0.8%

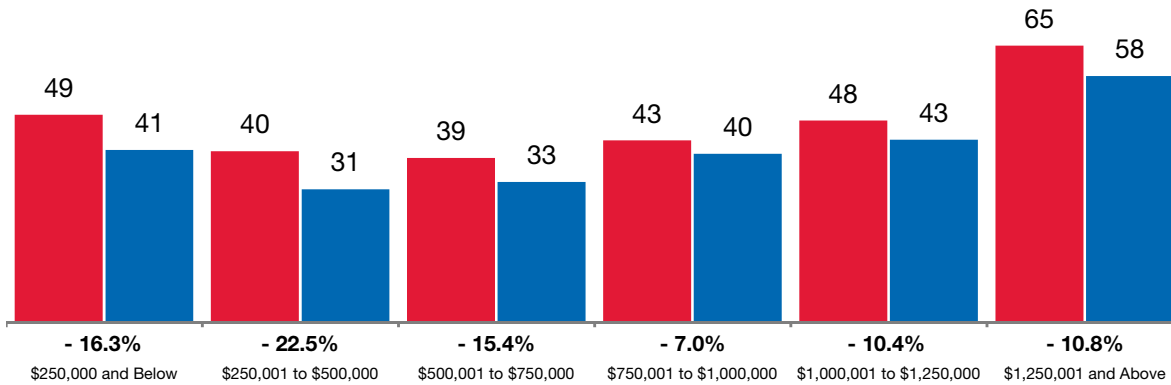


Days on Market Until Sale

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.

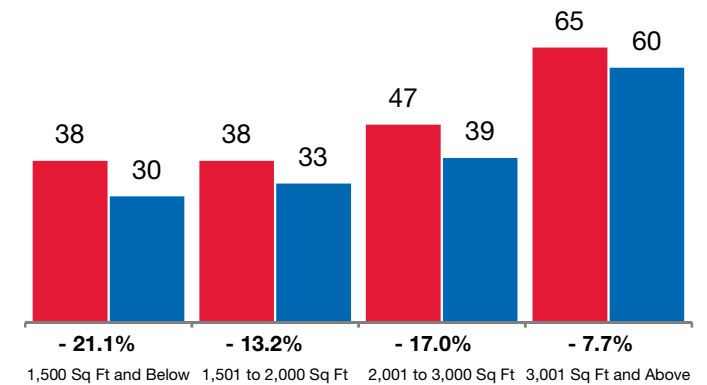
By Price Range

■ 06-2015 ■ 06-2016



By Square Feet

■ 06-2015 ■ 06-2016



All Properties

By Price Range	06-2015	06-2016	Change
\$250,000 and Below	49	41	-16.3%
\$250,001 to \$500,000	40	31	-22.5%
\$500,001 to \$750,000	39	33	-15.4%
\$750,001 to \$1,000,000	43	40	-7.0%
\$1,000,001 to \$1,250,000	48	43	-10.4%
\$1,250,001 and Above	65	58	-10.8%
All Price Ranges	43	35	-18.6%

Single-Family Homes

06-2015	06-2016	Change	06-2015	06-2016	Change
77	68	-11.7%	44	37	-15.9%
42	33	-21.4%	38	30	-21.1%
39	33	-15.4%	39	32	-17.9%
42	39	-7.1%	49	44	-10.2%
46	42	-8.7%	55	50	-9.1%
65	58	-10.8%	70	58	-17.1%
43	36	-16.3%	41	33	-19.5%

Condos - Townhomes

By Square Feet	06-2015	06-2016	Change
1,500 Sq Ft and Below	38	30	-21.1%
1,501 to 2,000 Sq Ft	38	33	-13.2%
2,001 to 3,000 Sq Ft	47	39	-17.0%
3,001 Sq Ft and Above	65	60	-7.7%
All Square Footage	43	35	-18.6%

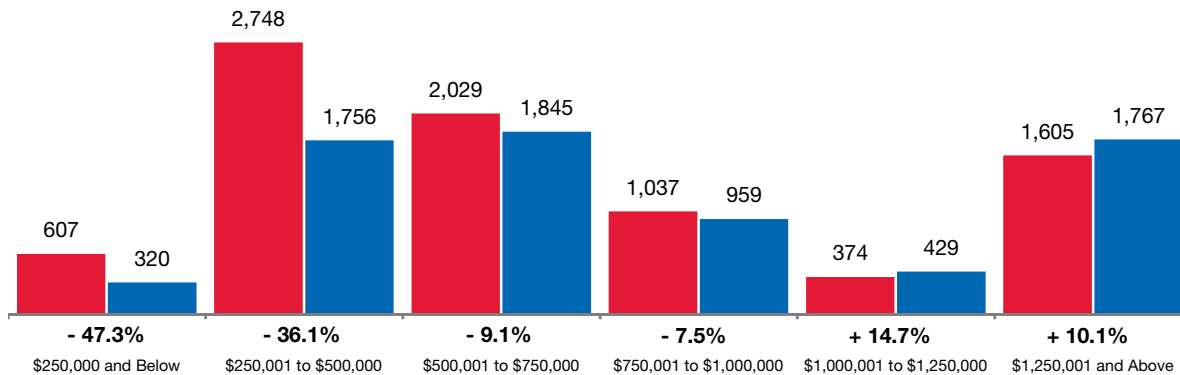
06-2015	06-2016	Change	06-2015	06-2016	Change
36	27	-25.0%	40	32	-20.0%
37	32	-13.5%	41	36	-12.2%
46	39	-15.2%	63	44	-30.2%
65	60	-7.7%	66	74	+12.1%
43	36	-16.3%	41	33	-19.5%

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.

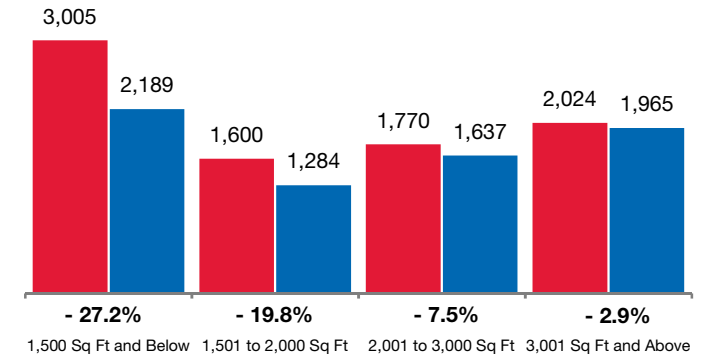
By Price Range

■ 06-2015 ■ 06-2016



By Square Feet

■ 06-2015 ■ 06-2016



All Properties

By Price Range	06-2015	06-2016	Change
\$250,000 and Below	607	320	- 47.3%
\$250,001 to \$500,000	2,748	1,756	- 36.1%
\$500,001 to \$750,000	2,029	1,845	- 9.1%
\$750,001 to \$1,000,000	1,037	959	- 7.5%
\$1,000,001 to \$1,250,000	374	429	+ 14.7%
\$1,250,001 and Above	1,605	1,767	+ 10.1%
All Price Ranges	8,400	7,076	- 15.8%

Single-Family Homes

06-2015	06-2016	Change	06-2015	06-2016	Change
131	78	- 40.5%	476	242	- 49.2%
1,545	959	- 37.9%	1,203	797	- 33.7%
1,662	1,533	- 7.8%	367	312	- 15.0%
895	806	- 9.9%	142	153	+ 7.7%
305	354	+ 16.1%	69	75	+ 8.7%
1,420	1,563	+ 10.1%	185	204	+ 10.3%
5,958	5,293	- 11.2%	2,442	1,783	- 27.0%

Condos - Townhomes

By Square Feet	06-2015	06-2016	Change
1,500 Sq Ft and Below	3,005	2,189	- 27.2%
1,501 to 2,000 Sq Ft	1,600	1,284	- 19.8%
2,001 to 3,000 Sq Ft	1,770	1,637	- 7.5%
3,001 Sq Ft and Above	2,024	1,965	- 2.9%
All Square Footage	8,400	7,076	- 15.8%

06-2015	06-2016	Change	06-2015	06-2016	Change
1,182	912	- 22.8%	1,823	1,277	- 30.0%
1,147	937	- 18.3%	453	347	- 23.4%
1,621	1,499	- 7.5%	149	138	- 7.4%
2,007	1,944	- 3.1%	17	21	+ 23.5%
5,958	5,293	- 11.2%	2,442	1,783	- 27.0%

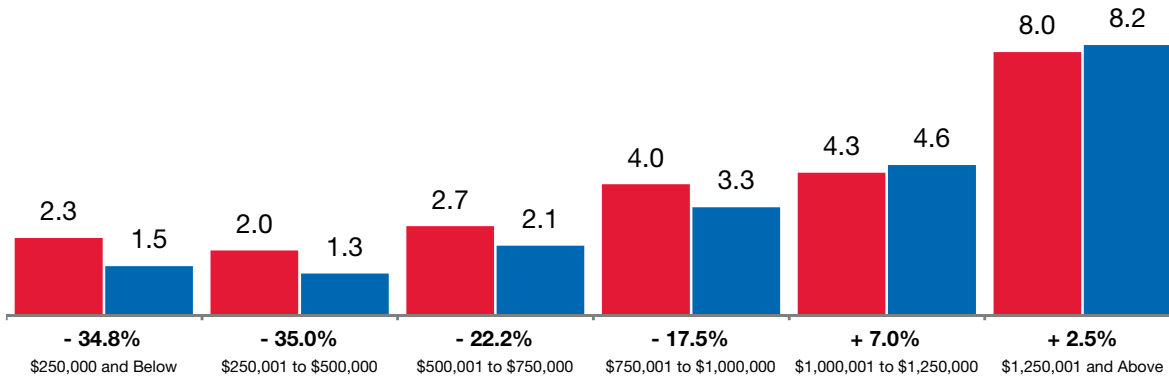


Months Supply of Inventory

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.

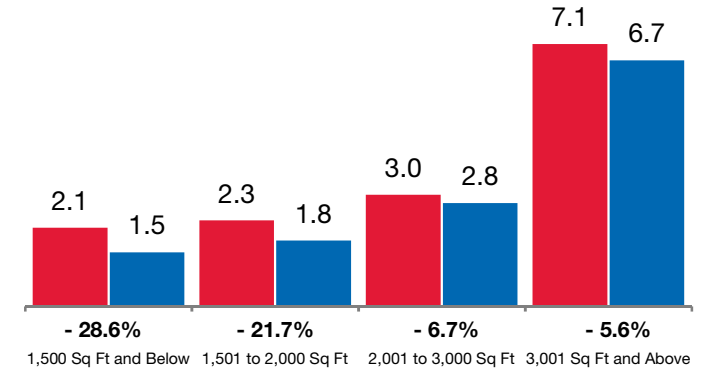
By Price Range

■ 06-2015 ■ 06-2016



By Square Feet

■ 06-2015 ■ 06-2016



All Properties

By Price Range	06-2015	06-2016	Change
\$250,000 and Below	2.3	1.5	- 34.8%
\$250,001 to \$500,000	2.0	1.3	- 35.0%
\$500,001 to \$750,000	2.7	2.1	- 22.2%
\$750,001 to \$1,000,000	4.0	3.3	- 17.5%
\$1,000,001 to \$1,250,000	4.3	4.6	+ 7.0%
\$1,250,001 and Above	8.0	8.2	+ 2.5%
All Price Ranges	2.8	2.3	- 17.9%

Single-Family Homes

06-2015	06-2016	Change	06-2015	06-2016	Change
3.7	3.3	- 10.8%	2.1	1.3	- 38.1%
1.8	1.2	- 33.3%	2.2	1.3	- 40.9%
2.7	2.2	- 18.5%	2.6	1.9	- 26.9%
4.0	3.2	- 20.0%	3.8	3.8	0.0%
4.0	4.4	+ 10.0%	6.4	5.2	- 18.8%
8.2	8.4	+ 2.4%	6.7	6.9	+ 3.0%
3.0	2.6	- 13.3%	2.5	1.7	- 32.0%

Condos - Townhomes

By Square Feet	06-2015	06-2016	Change
1,500 Sq Ft and Below	2.1	1.5	- 28.6%
1,501 to 2,000 Sq Ft	2.3	1.8	- 21.7%
2,001 to 3,000 Sq Ft	3.0	2.8	- 6.7%
3,001 Sq Ft and Above	7.1	6.7	- 5.6%
All Square Footage	2.8	2.3	- 17.9%

06-2015	06-2016	Change	06-2015	06-2016	Change
1.9	1.4	- 26.3%	2.3	1.5	- 34.8%
2.2	1.7	- 22.7%	2.8	2.0	- 28.6%
2.9	2.7	- 6.9%	4.9	4.5	- 8.2%
7.1	6.7	- 5.6%	6.6	9.3	+ 40.9%
3.0	2.6	- 13.3%	2.5	1.7	- 32.0%