

Housing Supply Overview

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

July 2016

Even as sales activity slows due mostly to a lack of inventory, prices continue to rise in several submarkets and days on market continues to drop. For the 12-month period spanning August 2015 through July 2016, Pending Sales in San Diego County were up 2.9 percent overall. The price range with the largest gain in sales was the \$500,001 to \$750,000 range, where they increased 14.1 percent.

The overall Median Sales Price was up 5.5 percent to \$480,000. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 5.9 percent to \$358,000. 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 57 days.

Market-wide, inventory levels were down 15.1 percent. The property type that lost the least inventory was the Single-Family Homes segment, where it decreased 11.9 percent. That amounts to 2.7 months supply for Single-Family Homes and 1.8 months supply for Condos - Townhomes.

Quick Facts

+ 14.1%

+ 4.2%

+ 6.6%

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.

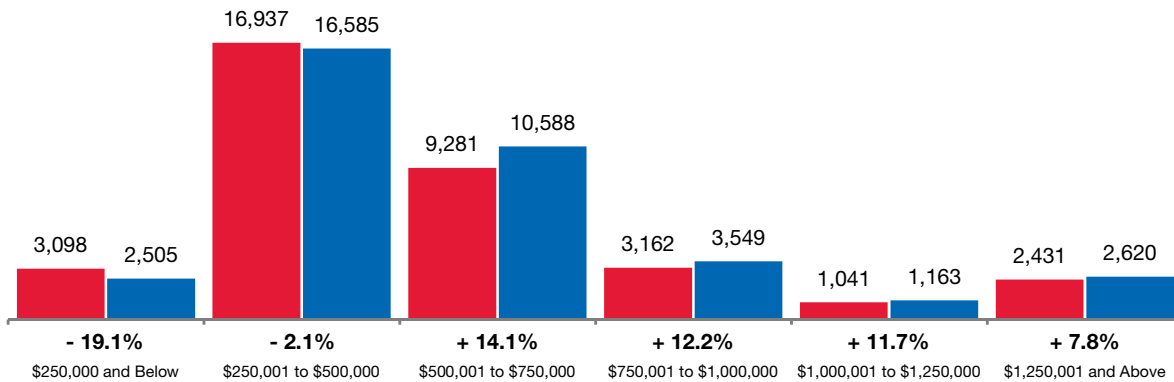
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Pending Sales

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

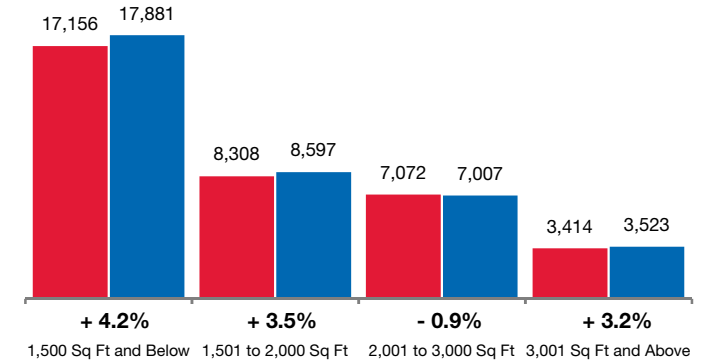
By Price Range

■ 07-2015 ■ 07-2016



By Square Feet

■ 07-2015 ■ 07-2016



All Properties

By Price Range	07-2015	07-2016	Change
\$250,000 and Below	3,098	2,505	- 19.1%
\$250,001 to \$500,000	16,937	16,585	- 2.1%
\$500,001 to \$750,000	9,281	10,588	+ 14.1%
\$750,001 to \$1,000,000	3,162	3,549	+ 12.2%
\$1,000,001 to \$1,250,000	1,041	1,163	+ 11.7%
\$1,250,001 and Above	2,431	2,620	+ 7.8%
All Price Ranges	35,951	37,010	+ 2.9%

Single-Family Homes

07-2015	07-2016	Change	07-2015	07-2016	Change
405	278	- 31.4%	2,693	2,227	- 17.3%
10,282	9,121	- 11.3%	6,655	7,464	+ 12.2%
7,554	8,552	+ 13.2%	1,727	2,036	+ 17.9%
2,726	3,056	+ 12.1%	436	493	+ 13.1%
903	986	+ 9.2%	138	177	+ 28.3%
2,100	2,248	+ 7.0%	331	372	+ 12.4%
23,971	24,241	+ 1.1%	11,980	12,769	+ 6.6%

Condos - Townhomes

By Square Feet	07-2015	07-2016	Change
1,500 Sq Ft and Below	17,156	17,881	+ 4.2%
1,501 to 2,000 Sq Ft	8,308	8,597	+ 3.5%
2,001 to 3,000 Sq Ft	7,072	7,007	- 0.9%
3,001 Sq Ft and Above	3,414	3,523	+ 3.2%
All Square Footage	35,951	37,010	+ 2.9%

07-2015	07-2016	Change	07-2015	07-2016	Change
7,499	7,549	+ 0.7%	9,657	10,332	+ 7.0%
6,384	6,562	+ 2.8%	1,924	2,035	+ 5.8%
6,702	6,634	- 1.0%	370	373	+ 0.8%
3,385	3,495	+ 3.2%	29	28	- 3.4%
23,971	24,241	+ 1.1%	11,980	12,769	+ 6.6%

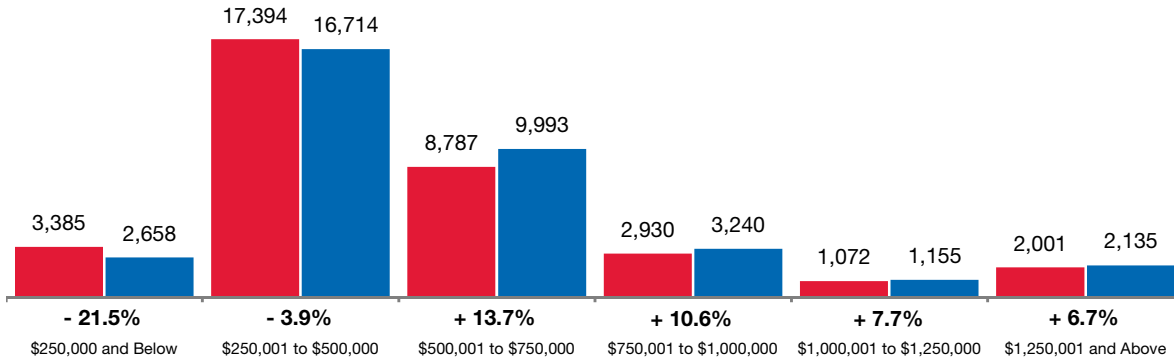


Closed Sales

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

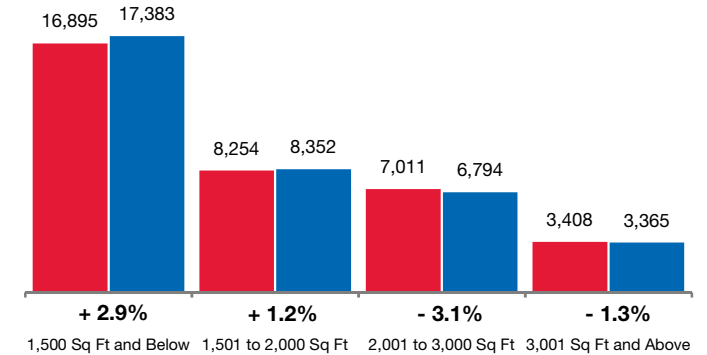
By Price Range

07-2015 07-2016



By Square Feet

07-2015 07-2016



All Properties

By Price Range	07-2015	07-2016	Change
\$250,000 and Below	3,385	2,658	-21.5%
\$250,001 to \$500,000	17,394	16,714	-3.9%
\$500,001 to \$750,000	8,787	9,993	+13.7%
\$750,001 to \$1,000,000	2,930	3,240	+10.6%
\$1,000,001 to \$1,250,000	1,072	1,155	+7.7%
\$1,250,001 and Above	2,001	2,135	+6.7%
All Price Ranges	35,569	35,895	+0.9%

Single-Family Homes

07-2015	07-2016	Change	07-2015	07-2016	Change
448	295	-34.2%	2,937	2,363	-19.5%
10,948	9,445	-13.7%	6,446	7,269	+12.8%
7,202	8,110	+12.6%	1,585	1,883	+18.8%
2,521	2,798	+11.0%	409	442	+8.1%
934	990	+6.0%	138	165	+19.6%
1,758	1,841	+4.7%	243	294	+21.0%
23,811	23,479	-1.4%	11,758	12,416	+5.6%

Condos - Townhomes

By Square Feet	07-2015	07-2016	Change
1,500 Sq Ft and Below	16,895	17,383	+2.9%
1,501 to 2,000 Sq Ft	8,254	8,352	+1.2%
2,001 to 3,000 Sq Ft	7,011	6,794	-3.1%
3,001 Sq Ft and Above	3,408	3,365	-1.3%
All Square Footage	35,569	35,895	+0.9%

07-2015	07-2016	Change	07-2015	07-2016	Change
7,441	7,336	-1.4%	9,454	10,047	+6.3%
6,336	6,374	+0.6%	1,918	1,978	+3.1%
6,654	6,433	-3.3%	357	361	+1.1%
3,379	3,336	-1.3%	29	29	0.0%
23,811	23,479	-1.4%	11,758	12,416	+5.6%

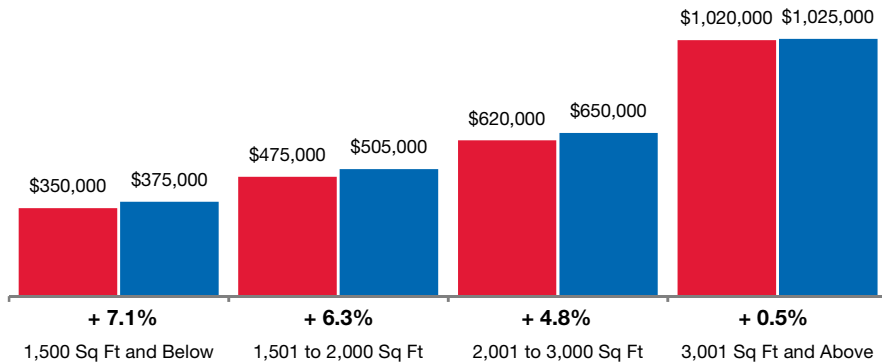


Median Sales Price

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.**

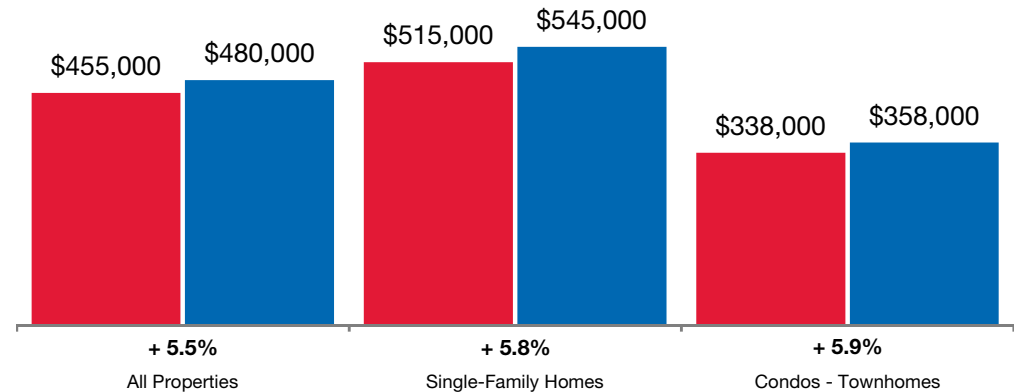
By Square Feet

■ 07-2015 ■ 07-2016



By Property Type

■ 07-2015 ■ 07-2016

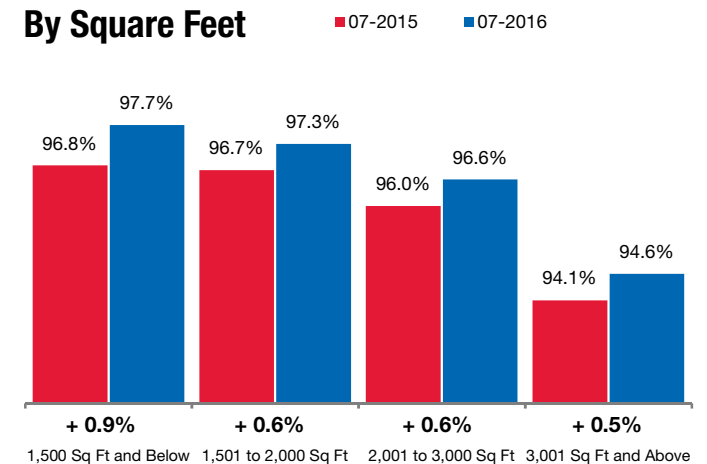
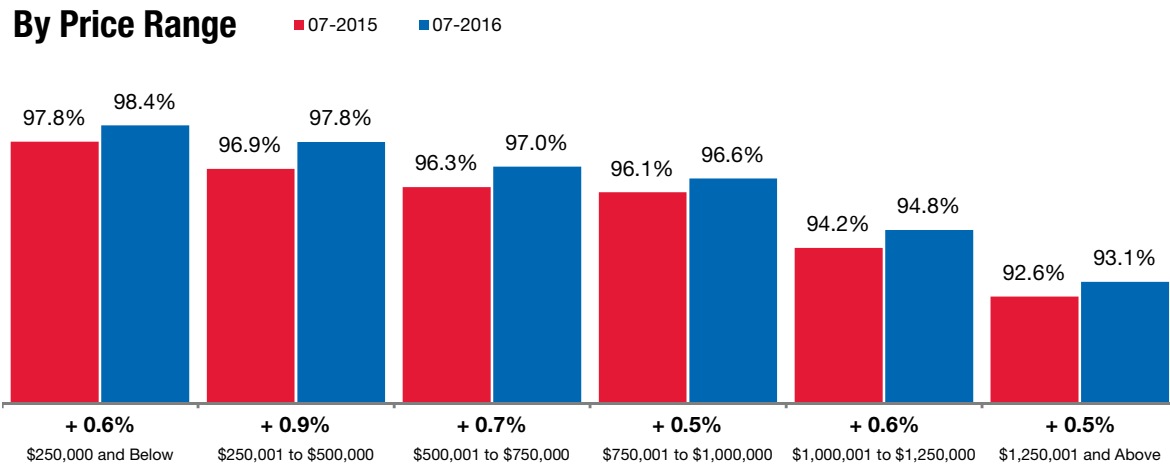


By Square Feet	All Properties		
	07-2015	07-2016	Change
1,500 Sq Ft and Below	\$350,000	\$375,000	+ 7.1%
1,501 to 2,000 Sq Ft	\$475,000	\$505,000	+ 6.3%
2,001 to 3,000 Sq Ft	\$620,000	\$650,000	+ 4.8%
3,001 Sq Ft and Above	\$1,020,000	\$1,025,000	+ 0.5%
All Square Footage	\$455,000	\$480,000	+ 5.5%

By Square Feet	Single-Family Homes			Condos - Townhomes		
	07-2015	07-2016	Change	07-2015	07-2016	Change
1,500 Sq Ft and Below	\$385,000	\$416,500	+ 8.2%	\$308,000	\$325,000	+ 5.5%
1,501 to 2,000 Sq Ft	\$475,000	\$505,000	+ 6.3%	\$492,250	\$506,000	+ 2.8%
2,001 to 3,000 Sq Ft	\$614,256	\$644,000	+ 4.8%	\$825,000	\$875,000	+ 6.1%
3,001 Sq Ft and Above	\$1,012,293	\$1,019,250	+ 0.7%	\$2,000,000	\$1,789,000	- 10.6%
All Square Footage	\$515,000	\$545,000	+ 5.8%	\$338,000	\$358,000	+ 5.9%

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.**



All Properties

By Price Range	07-2015	07-2016	Change
\$250,000 and Below	97.8%	98.4%	+ 0.6%
\$250,001 to \$500,000	96.9%	97.8%	+ 0.9%
\$500,001 to \$750,000	96.3%	97.0%	+ 0.7%
\$750,001 to \$1,000,000	96.1%	96.6%	+ 0.5%
\$1,000,001 to \$1,250,000	94.2%	94.8%	+ 0.6%
\$1,250,001 and Above	92.6%	93.1%	+ 0.5%
All Price Ranges	96.4%	97.1%	+ 0.7%

Single-Family Homes

07-2015	07-2016	Change	07-2015	07-2016	Change
92.3%	93.0%	+ 0.8%	96.3%	97.0%	+ 0.7%
96.7%	97.4%	+ 0.7%	97.0%	97.9%	+ 0.9%
96.7%	97.4%	+ 0.7%	96.8%	97.6%	+ 0.8%
96.3%	96.7%	+ 0.4%	96.1%	96.2%	+ 0.1%
94.6%	95.1%	+ 0.5%	93.9%	94.2%	+ 0.3%
93.5%	94.0%	+ 0.5%	94.2%	94.4%	+ 0.2%
96.3%	96.9%	+ 0.6%	96.7%	97.5%	+ 0.8%

Condos - Townhomes

By Square Feet	07-2015	07-2016	Change
1,500 Sq Ft and Below	96.8%	97.7%	+ 0.9%
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%	94.6%	+ 0.5%
All Square Footage	96.4%	97.1%	+ 0.7%

07-2015	07-2016	Change	07-2015	07-2016	Change
97.0%	97.8%	+ 0.8%	96.8%	97.6%	+ 0.8%
96.8%	97.3%	+ 0.5%	96.6%	97.2%	+ 0.6%
96.1%	96.6%	+ 0.5%	95.2%	95.9%	+ 0.7%
94.1%	94.7%	+ 0.6%	92.6%	90.3%	- 2.5%
96.3%	96.9%	+ 0.6%	96.7%	97.5%	+ 0.8%

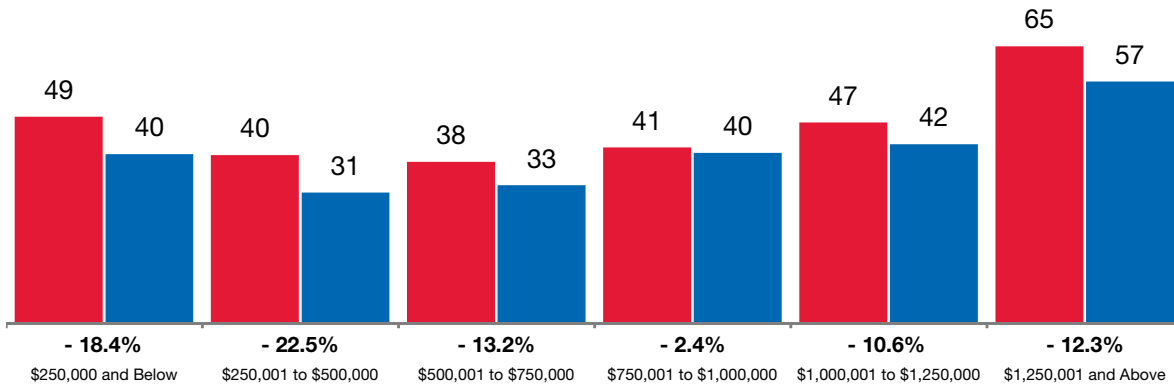


Days on Market Until Sale

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.

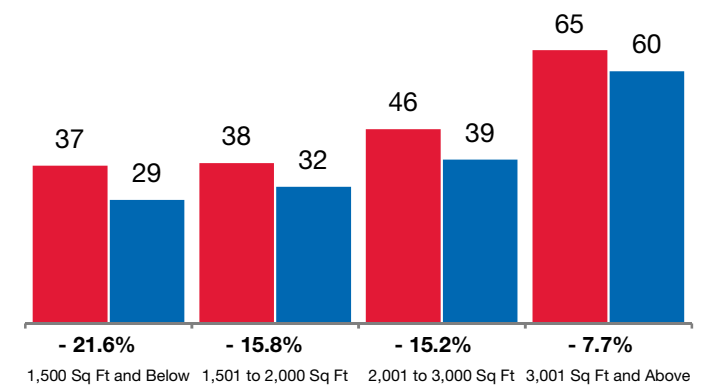
By Price Range

■ 07-2015 ■ 07-2016



By Square Feet

■ 07-2015 ■ 07-2016



All Properties

By Price Range	07-2015	07-2016	Change
\$250,000 and Below	49	40	-18.4%
\$250,001 to \$500,000	40	31	-22.5%
\$500,001 to \$750,000	38	33	-13.2%
\$750,001 to \$1,000,000	41	40	-2.4%
\$1,000,001 to \$1,250,000	47	42	-10.6%
\$1,250,001 and Above	65	57	-12.3%
All Price Ranges	42	35	-16.7%

Single-Family Homes

07-2015	07-2016	Change	07-2015	07-2016	Change
75	70	-6.7%	45	36	-20.0%
41	32	-22.0%	37	29	-21.6%
38	33	-13.2%	39	30	-23.1%
40	39	-2.5%	48	45	-6.3%
46	41	-10.9%	57	49	-14.0%
65	57	-12.3%	68	57	-16.2%
43	36	-16.3%	40	32	-20.0%

Condos - Townhomes

By Square Feet	07-2015	07-2016	Change
1,500 Sq Ft and Below	37	29	-21.6%
1,501 to 2,000 Sq Ft	38	32	-15.8%
2,001 to 3,000 Sq Ft	46	39	-15.2%
3,001 Sq Ft and Above	65	60	-7.7%
All Square Footage	42	35	-16.7%

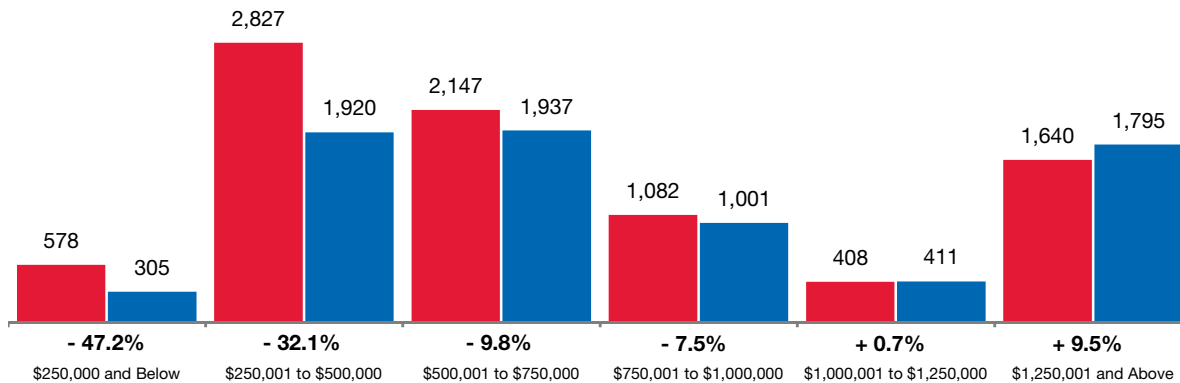
07-2015	07-2016	Change	07-2015	07-2016	Change
35	27	-22.9%	39	31	-20.5%
37	32	-13.5%	42	35	-16.7%
45	39	-13.3%	60	44	-26.7%
65	60	-7.7%	68	75	+10.3%
43	36	-16.3%	40	32	-20.0%

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.

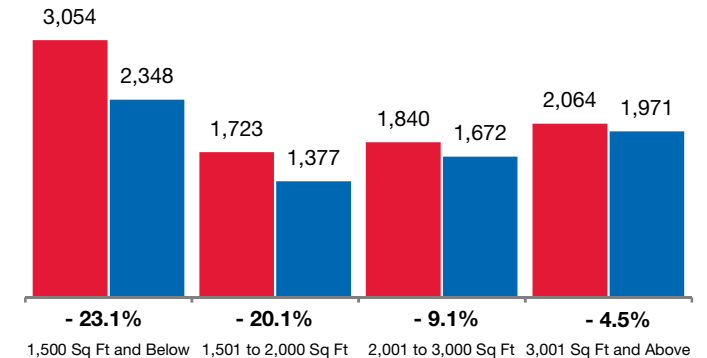
By Price Range

■ 07-2015 ■ 07-2016



By Square Feet

■ 07-2015 ■ 07-2016



All Properties

By Price Range	07-2015	07-2016	Change
\$250,000 and Below	578	305	- 47.2%
\$250,001 to \$500,000	2,827	1,920	- 32.1%
\$500,001 to \$750,000	2,147	1,937	- 9.8%
\$750,001 to \$1,000,000	1,082	1,001	- 7.5%
\$1,000,001 to \$1,250,000	408	411	+ 0.7%
\$1,250,001 and Above	1,640	1,795	+ 9.5%
All Price Ranges	8,682	7,369	- 15.1%

Single-Family Homes

07-2015	07-2016	Change	07-2015	07-2016	Change
127	72	- 43.3%	451	233	- 48.3%
1,604	1,020	- 36.4%	1,223	900	- 26.4%
1,745	1,605	- 8.0%	402	332	- 17.4%
943	838	- 11.1%	139	163	+ 17.3%
332	340	+ 2.4%	76	71	- 6.6%
1,451	1,591	+ 9.6%	189	204	+ 7.9%
6,202	5,466	- 11.9%	2,480	1,903	- 23.3%

Condos - Townhomes

By Square Feet	07-2015	07-2016	Change
1,500 Sq Ft and Below	3,054	2,348	- 23.1%
1,501 to 2,000 Sq Ft	1,723	1,377	- 20.1%
2,001 to 3,000 Sq Ft	1,840	1,672	- 9.1%
3,001 Sq Ft and Above	2,064	1,971	- 4.5%
All Square Footage	8,682	7,369	- 15.1%

07-2015	07-2016	Change	07-2015	07-2016	Change
1,207	968	- 19.8%	1,847	1,380	- 25.3%
1,260	1,014	- 19.5%	463	363	- 21.6%
1,688	1,534	- 9.1%	152	138	- 9.2%
2,046	1,949	- 4.7%	18	22	+ 22.2%
6,202	5,466	- 11.9%	2,480	1,903	- 23.3%

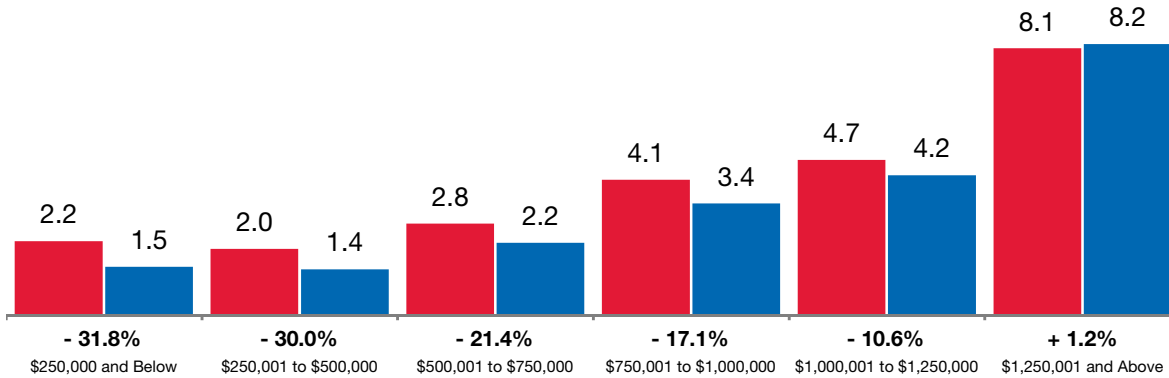


Months Supply of Inventory

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.

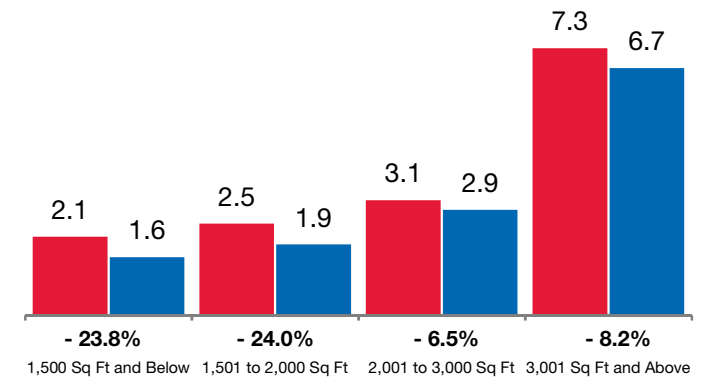
By Price Range

■ 07-2015 ■ 07-2016



By Square Feet

■ 07-2015 ■ 07-2016



All Properties

By Price Range	07-2015	07-2016	Change
\$250,000 and Below	2.2	1.5	-31.8%
\$250,001 to \$500,000	2.0	1.4	-30.0%
\$500,001 to \$750,000	2.8	2.2	-21.4%
\$750,001 to \$1,000,000	4.1	3.4	-17.1%
\$1,000,001 to \$1,250,000	4.7	4.2	-10.6%
\$1,250,001 and Above	8.1	8.2	+1.2%
All Price Ranges	2.9	2.4	-17.2%

Single-Family Homes

07-2015	07-2016	Change	07-2015	07-2016	Change
3.8	3.1	-18.4%	2.0	1.3	-35.0%
1.9	1.3	-31.6%	2.2	1.4	-36.4%
2.8	2.3	-17.9%	2.8	2.0	-28.6%
4.2	3.3	-21.4%	3.8	4.0	+5.3%
4.4	4.1	-6.8%	6.6	4.8	-27.3%
8.3	8.5	+2.4%	6.9	6.6	-4.3%
3.1	2.7	-12.9%	2.5	1.8	-28.0%

Condos - Townhomes

By Square Feet	07-2015	07-2016	Change
1,500 Sq Ft and Below	2.1	1.6	-23.8%
1,501 to 2,000 Sq Ft	2.5	1.9	-24.0%
2,001 to 3,000 Sq Ft	3.1	2.9	-6.5%
3,001 Sq Ft and Above	7.3	6.7	-8.2%
All Square Footage	2.9	2.4	-17.2%

07-2015	07-2016	Change	07-2015	07-2016	Change
1.9	1.5	-21.1%	2.3	1.6	-30.4%
2.4	1.9	-20.8%	2.9	2.1	-27.6%
3.0	2.8	-6.7%	4.9	4.4	-10.2%
7.3	6.7	-8.2%	7.4	9.4	+27.0%
3.1	2.7	-12.9%	2.5	1.8	-28.0%

