

# Housing Supply Overview

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

## August 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 September 2015 through August 2016, Pending Sales in San Diego County were up 2.8 percent overall. The price range with the largest gain in sales was the \$500,001 to \$750,000 range, where they increased 15.3 percent.

The overall Median Sales Price was up 5.9 percent to \$483,500. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 6.2 percent to \$360,000. The price range that tended to sell the quickest was the \$250,001 to \$500,000 range at 30 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 15.9 percent. The property type that lost the least inventory was the Single-Family Homes segment, where it decreased 11.4 percent. That amounts to 2.6 months supply for Single-Family Homes and 1.7 months supply for Condos - Townhomes.

## Quick Facts

+ 15.3%

+ 4.1%

+ 6.3%

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>1,500 Sq Ft and Below</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.

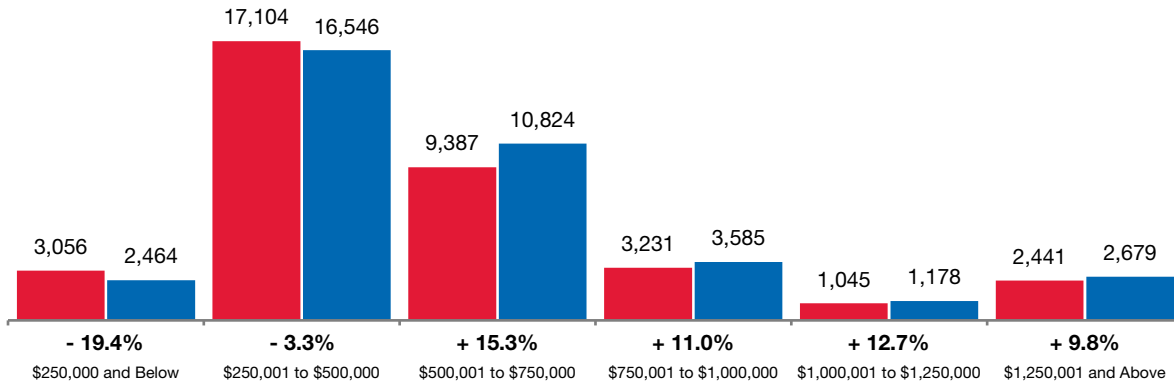
Pending Sales	2
Closed Sales	3
Median Sales Price	4
Percent of Original List Price Received	5
Days on Market Until Sale	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

# Pending Sales

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

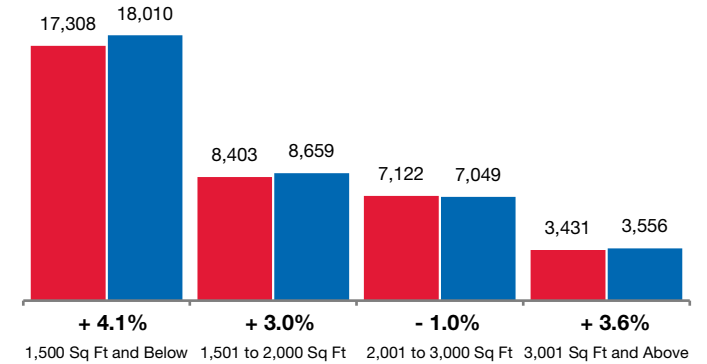
## By Price Range

■ 08-2015 ■ 08-2016



## By Square Feet

■ 08-2015 ■ 08-2016



### All Properties

By Price Range	08-2015	08-2016	Change
\$250,000 and Below	3,056	2,464	-19.4%
\$250,001 to \$500,000	17,104	16,546	-3.3%
\$500,001 to \$750,000	9,387	10,824	+15.3%
\$750,001 to \$1,000,000	3,231	3,585	+11.0%
\$1,000,001 to \$1,250,000	1,045	1,178	+12.7%
\$1,250,001 and Above	2,441	2,679	+9.8%
<b>All Price Ranges</b>	<b>36,265</b>	<b>37,276</b>	<b>+2.8%</b>

### Single-Family Homes

08-2015	08-2016	Change	08-2015	08-2016	Change
396	265	-33.1%	2,660	2,199	-17.3%
10,277	8,998	-12.4%	6,827	7,548	+10.6%
7,668	8,749	+14.1%	1,719	2,075	+20.7%
2,800	3,080	+10.0%	431	505	+17.2%
905	1,005	+11.0%	140	173	+23.6%
2,112	2,306	+9.2%	329	373	+13.4%
<b>24,159</b>	<b>24,403</b>	<b>+1.0%</b>	<b>12,106</b>	<b>12,873</b>	<b>+6.3%</b>

### Condos - Townhomes

By Square Feet	08-2015	08-2016	Change
1,500 Sq Ft and Below	17,308	18,010	+4.1%
1,501 to 2,000 Sq Ft	8,403	8,659	+3.0%
2,001 to 3,000 Sq Ft	7,122	7,049	-1.0%
3,001 Sq Ft and Above	3,431	3,556	+3.6%
<b>All Square Footage</b>	<b>36,265</b>	<b>37,276</b>	<b>+2.8%</b>

08-2015	08-2016	Change	08-2015	08-2016	Change
7,539	7,574	+0.5%	9,769	10,436	+6.8%
6,470	6,623	+2.4%	1,933	2,036	+5.3%
6,748	6,679	-1.0%	374	370	-1.1%
3,401	3,526	+3.7%	30	30	0.0%
<b>24,159</b>	<b>24,403</b>	<b>+1.0%</b>	<b>12,106</b>	<b>12,873</b>	<b>+6.3%</b>

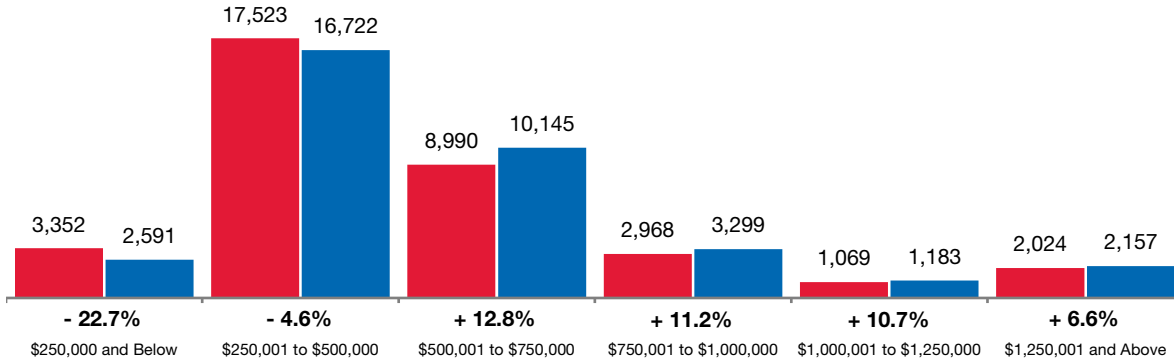


# Closed Sales

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

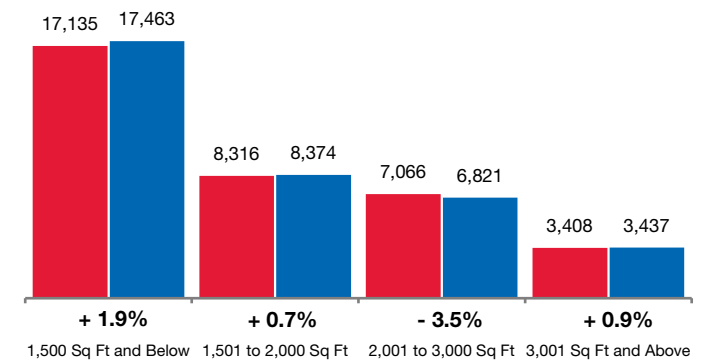
## By Price Range

■ 08-2015 ■ 08-2016



## By Square Feet

■ 08-2015 ■ 08-2016



### All Properties

By Price Range	08-2015	08-2016	Change
\$250,000 and Below	3,352	2,591	- 22.7%
\$250,001 to \$500,000	17,523	16,722	- 4.6%
\$500,001 to \$750,000	8,990	10,145	+ 12.8%
\$750,001 to \$1,000,000	2,968	3,299	+ 11.2%
\$1,000,001 to \$1,250,000	1,069	1,183	+ 10.7%
\$1,250,001 and Above	2,024	2,157	+ 6.6%
<b>All Price Ranges</b>	<b>35,926</b>	<b>36,097</b>	<b>+ 0.5%</b>

### Single-Family Homes

08-2015	08-2016	Change	08-2015	08-2016	Change
422	286	- 32.2%	2,930	2,305	- 21.3%
10,926	9,355	- 14.4%	6,597	7,367	+ 11.7%
7,373	8,226	+ 11.6%	1,617	1,919	+ 18.7%
2,575	2,831	+ 9.9%	393	468	+ 19.1%
931	1,015	+ 9.0%	138	168	+ 21.7%
1,775	1,869	+ 5.3%	249	288	+ 15.7%
<b>24,002</b>	<b>23,582</b>	<b>- 1.7%</b>	<b>11,924</b>	<b>12,515</b>	<b>+ 5.0%</b>

### Condos - Townhomes

By Square Feet	08-2015	08-2016	Change
1,500 Sq Ft and Below	17,135	17,463	+ 1.9%
1,501 to 2,000 Sq Ft	8,316	8,374	+ 0.7%
2,001 to 3,000 Sq Ft	7,066	6,821	- 3.5%
3,001 Sq Ft and Above	3,408	3,437	+ 0.9%
<b>All Square Footage</b>	<b>35,926</b>	<b>36,097</b>	<b>+ 0.5%</b>

08-2015	08-2016	Change	08-2015	08-2016	Change
7,514	7,332	- 2.4%	9,621	10,131	+ 5.3%
6,405	6,386	- 0.3%	1,911	1,988	+ 4.0%
6,703	6,455	- 3.7%	363	366	+ 0.8%
3,379	3,408	+ 0.9%	29	29	0.0%
<b>24,002</b>	<b>23,582</b>	<b>- 1.7%</b>	<b>11,924</b>	<b>12,515</b>	<b>+ 5.0%</b>

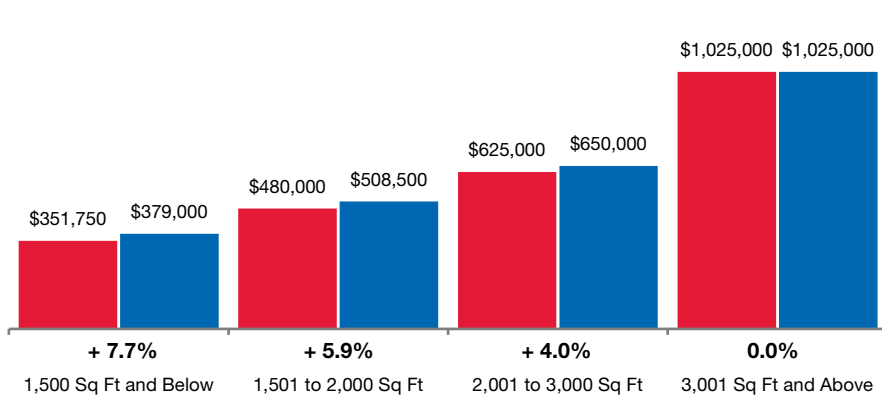


# Median Sales Price

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.**

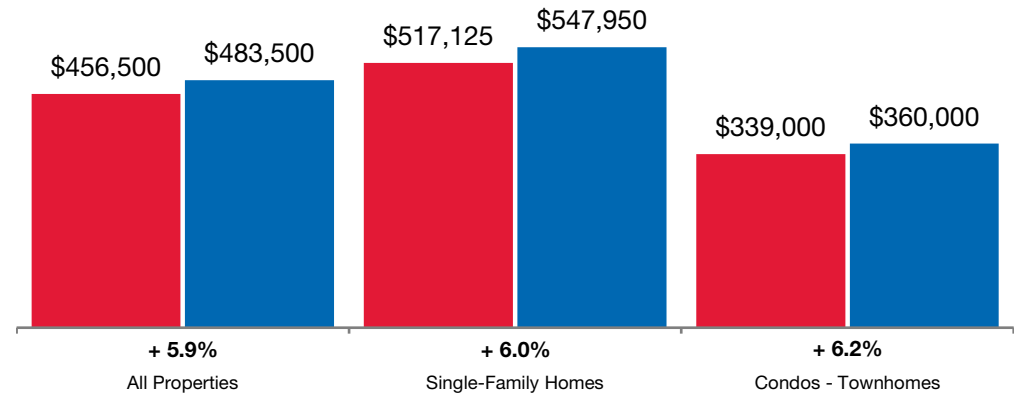
## By Square Feet

■ 08-2015 ■ 08-2016



## By Property Type

■ 08-2015 ■ 08-2016



By Square Feet	All Properties		
	08-2015	08-2016	Change
1,500 Sq Ft and Below	\$351,750	\$379,000	+ 7.7%
1,501 to 2,000 Sq Ft	\$480,000	\$508,500	+ 5.9%
2,001 to 3,000 Sq Ft	\$625,000	\$650,000	+ 4.0%
3,001 Sq Ft and Above	\$1,025,000	\$1,025,000	0.0%
<b>All Square Footage</b>	<b>\$456,500</b>	<b>\$483,500</b>	<b>+ 5.9%</b>

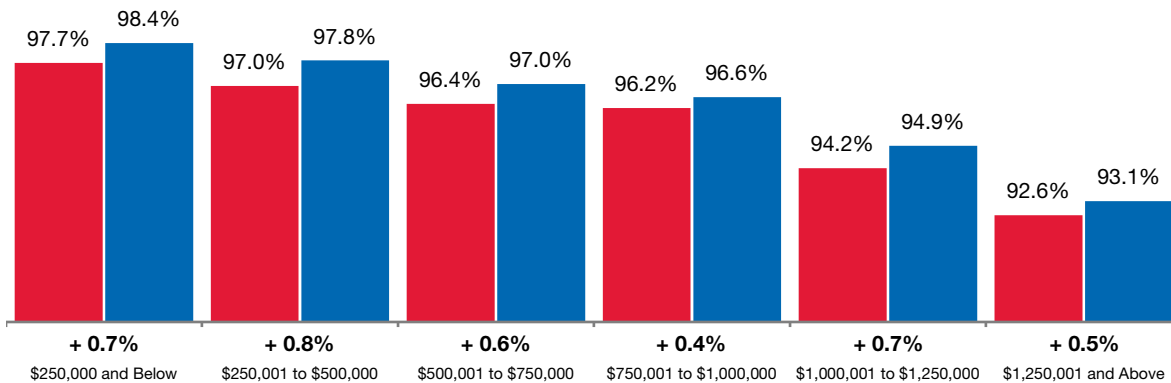
	Single-Family Homes			Condos - Townhomes		
	08-2015	08-2016	Change	08-2015	08-2016	Change
	\$389,050	\$420,000	+ 8.0%	\$310,000	\$329,237	+ 6.2%
	\$475,000	\$507,500	+ 6.8%	\$495,000	\$510,000	+ 3.0%
	\$618,000	\$646,832	+ 4.7%	\$830,000	\$875,000	+ 5.4%
	\$1,020,000	\$1,020,000	0.0%	\$2,000,000	\$1,750,000	- 12.5%
	<b>\$517,125</b>	<b>\$547,950</b>	<b>+ 6.0%</b>	<b>\$339,000</b>	<b>\$360,000</b>	<b>+ 6.2%</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.**

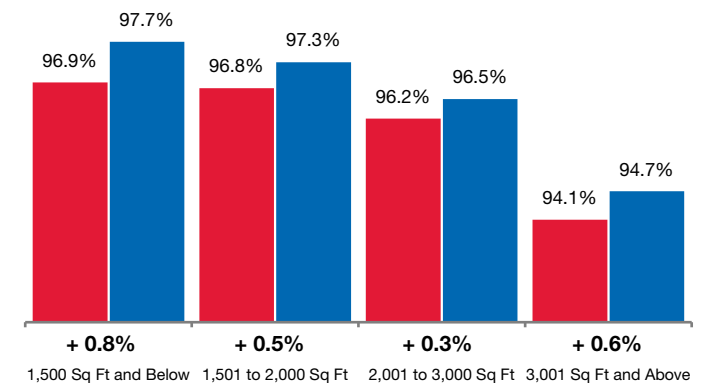
## By Price Range

■ 08-2015 ■ 08-2016



## By Square Feet

■ 08-2015 ■ 08-2016



## All Properties

By Price Range	08-2015	08-2016	Change
\$250,000 and Below	97.7%	98.4%	+ 0.7%
\$250,001 to \$500,000	97.0%	97.8%	+ 0.8%
\$500,001 to \$750,000	96.4%	97.0%	+ 0.6%
\$750,001 to \$1,000,000	96.2%	96.6%	+ 0.4%
\$1,000,001 to \$1,250,000	94.2%	94.9%	+ 0.7%
\$1,250,001 and Above	92.6%	93.1%	+ 0.5%
<b>All Price Ranges</b>	<b>96.4%</b>	<b>97.1%</b>	<b>+ 0.7%</b>

## Single-Family Homes

08-2015	08-2016	Change	08-2015	08-2016	Change
92.5%	92.4%	- 0.1%	96.3%	97.0%	+ 0.7%
96.8%	97.4%	+ 0.6%	97.0%	97.9%	+ 0.9%
96.8%	97.4%	+ 0.6%	96.9%	97.6%	+ 0.7%
96.3%	96.7%	+ 0.4%	96.1%	96.2%	+ 0.1%
94.6%	95.1%	+ 0.5%	94.1%	94.1%	0.0%
93.5%	94.0%	+ 0.5%	94.2%	94.4%	+ 0.2%
<b>96.3%</b>	<b>96.9%</b>	<b>+ 0.6%</b>	<b>96.7%</b>	<b>97.5%</b>	<b>+ 0.8%</b>

## Condos - Townhomes

By Square Feet	08-2015	08-2016	Change
1,500 Sq Ft and Below	96.9%	97.7%	+ 0.8%
1,501 to 2,000 Sq Ft	96.8%	97.3%	+ 0.5%
2,001 to 3,000 Sq Ft	96.2%	96.5%	+ 0.3%
3,001 Sq Ft and Above	94.1%	94.7%	+ 0.6%
<b>All Square Footage</b>	<b>96.4%</b>	<b>97.1%</b>	<b>+ 0.7%</b>

08-2015	08-2016	Change	08-2015	08-2016	Change
97.0%	97.8%	+ 0.8%	96.8%	97.6%	+ 0.8%
96.8%	97.3%	+ 0.5%	96.6%	97.3%	+ 0.7%
96.2%	96.6%	+ 0.4%	95.3%	95.8%	+ 0.5%
94.1%	94.7%	+ 0.6%	91.8%	91.0%	- 0.9%
<b>96.3%</b>	<b>96.9%</b>	<b>+ 0.6%</b>	<b>96.7%</b>	<b>97.5%</b>	<b>+ 0.8%</b>

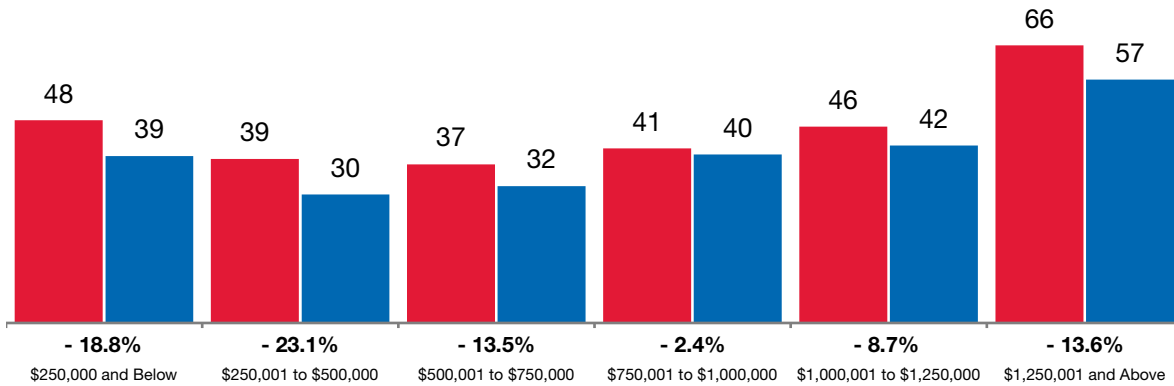


# Days on Market Until Sale

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.

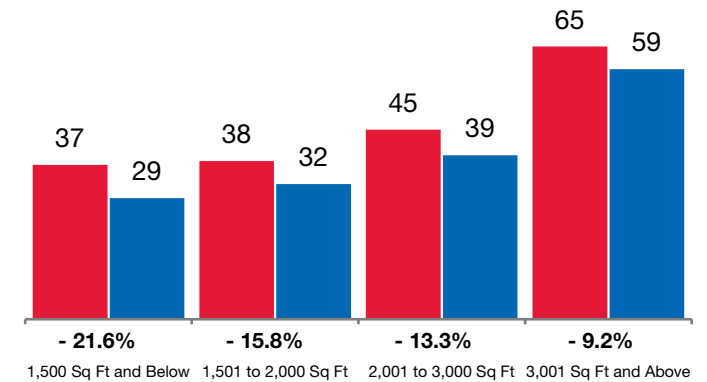
## By Price Range

■ 08-2015 ■ 08-2016



## By Square Feet

■ 08-2015 ■ 08-2016



## All Properties

By Price Range	08-2015	08-2016	Change
\$250,000 and Below	48	39	- 18.8%
\$250,001 to \$500,000	39	30	- 23.1%
\$500,001 to \$750,000	37	32	- 13.5%
\$750,001 to \$1,000,000	41	40	- 2.4%
\$1,000,001 to \$1,250,000	46	42	- 8.7%
\$1,250,001 and Above	66	57	- 13.6%
<b>All Price Ranges</b>	<b>41</b>	<b>34</b>	<b>- 17.1%</b>

## Single-Family Homes

08-2015	08-2016	Change	08-2015	08-2016	Change
72	76	+ 5.6%	44	35	- 20.5%
40	32	- 20.0%	36	28	- 22.2%
37	33	- 10.8%	39	30	- 23.1%
40	39	- 2.5%	46	45	- 2.2%
45	40	- 11.1%	56	54	- 3.6%
65	58	- 10.8%	70	57	- 18.6%
<b>42</b>	<b>36</b>	<b>- 14.3%</b>	<b>40</b>	<b>31</b>	<b>- 22.5%</b>

## Condos - Townhomes

By Square Feet	08-2015	08-2016	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	45	39	- 13.3%
3,001 Sq Ft and Above	65	59	- 9.2%
<b>All Square Footage</b>	<b>41</b>	<b>34</b>	<b>- 17.1%</b>

08-2015	08-2016	Change	08-2015	08-2016	Change
34	27	- 20.6%	39	30	- 23.1%
36	32	- 11.1%	42	34	- 19.0%
44	39	- 11.4%	59	45	- 23.7%
65	59	- 9.2%	71	73	+ 2.8%
<b>42</b>	<b>36</b>	<b>- 14.3%</b>	<b>40</b>	<b>31</b>	<b>- 22.5%</b>

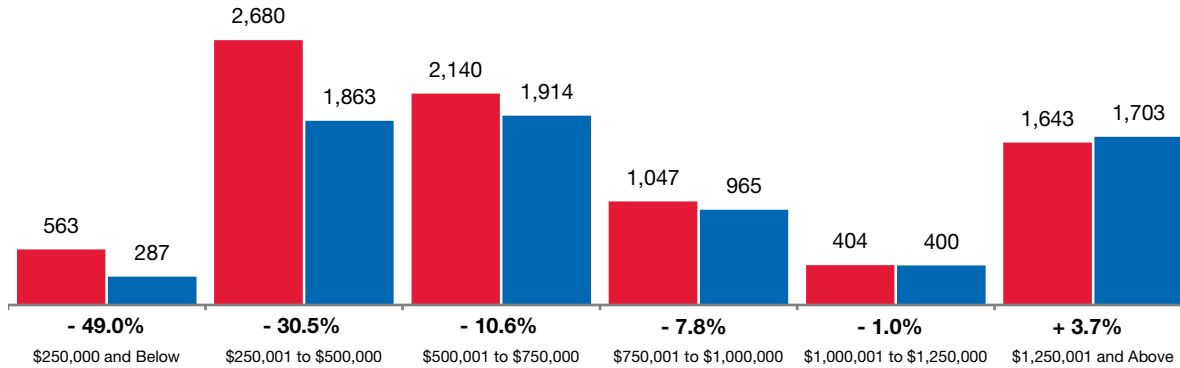


# Inventory of Homes for Sale

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

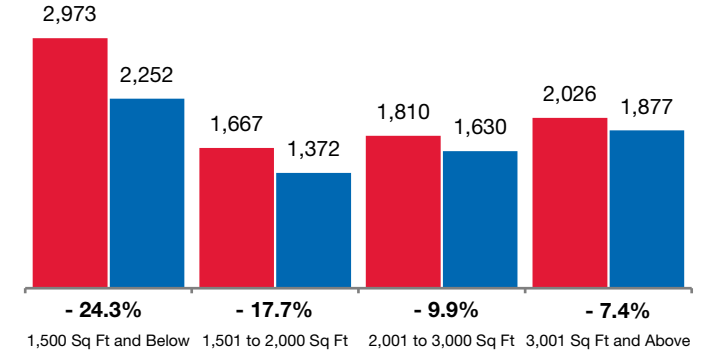
## By Price Range

■ 08-2015 ■ 08-2016



## By Square Feet

■ 08-2015 ■ 08-2016



## All Properties

By Price Range	08-2015	08-2016	Change
\$250,000 and Below	563	287	- 49.0%
\$250,001 to \$500,000	2,680	1,863	- 30.5%
\$500,001 to \$750,000	2,140	1,914	- 10.6%
\$750,001 to \$1,000,000	1,047	965	- 7.8%
\$1,000,001 to \$1,250,000	404	400	- 1.0%
\$1,250,001 and Above	1,643	1,703	+ 3.7%
<b>All Price Ranges</b>	<b>8,477</b>	<b>7,132</b>	<b>- 15.9%</b>

## Single-Family Homes

08-2015	08-2016	Change	08-2015	08-2016	Change
114	74	- 35.1%	449	213	- 52.6%
1,502	1,043	- 30.6%	1,178	820	- 30.4%
1,741	1,578	- 9.4%	399	336	- 15.8%
894	807	- 9.7%	153	158	+ 3.3%
331	327	- 1.2%	73	73	0.0%
1,450	1,517	+ 4.6%	193	186	- 3.6%
<b>6,032</b>	<b>5,346</b>	<b>- 11.4%</b>	<b>2,445</b>	<b>1,786</b>	<b>- 27.0%</b>

## Condos - Townhomes

By Square Feet	08-2015	08-2016	Change
1,500 Sq Ft and Below	2,973	2,252	- 24.3%
1,501 to 2,000 Sq Ft	1,667	1,372	- 17.7%
2,001 to 3,000 Sq Ft	1,810	1,630	- 9.9%
3,001 Sq Ft and Above	2,026	1,877	- 7.4%
<b>All Square Footage</b>	<b>8,477</b>	<b>7,132</b>	<b>- 15.9%</b>

08-2015	08-2016	Change	08-2015	08-2016	Change
1,145	965	- 15.7%	1,828	1,287	- 29.6%
1,222	1,022	- 16.4%	445	350	- 21.3%
1,661	1,498	- 9.8%	149	132	- 11.4%
2,003	1,860	- 7.1%	23	17	- 26.1%
<b>6,032</b>	<b>5,346</b>	<b>- 11.4%</b>	<b>2,445</b>	<b>1,786</b>	<b>- 27.0%</b>

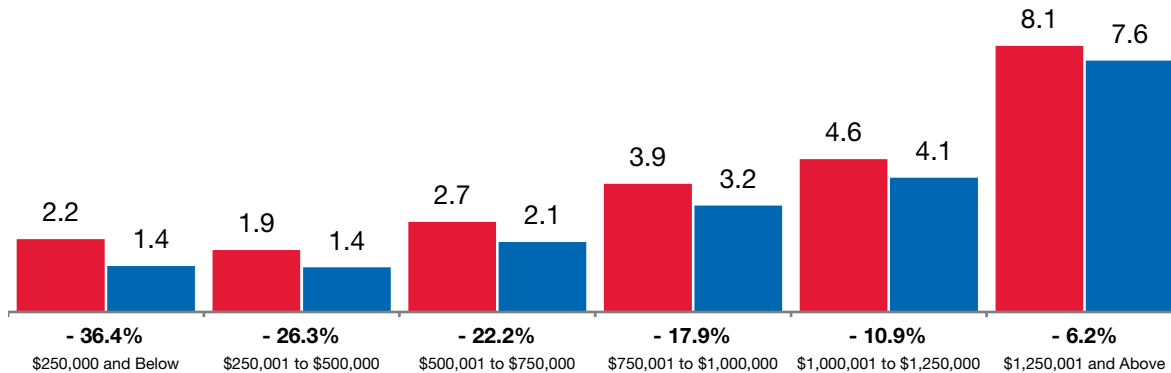


# Months Supply of Inventory

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.

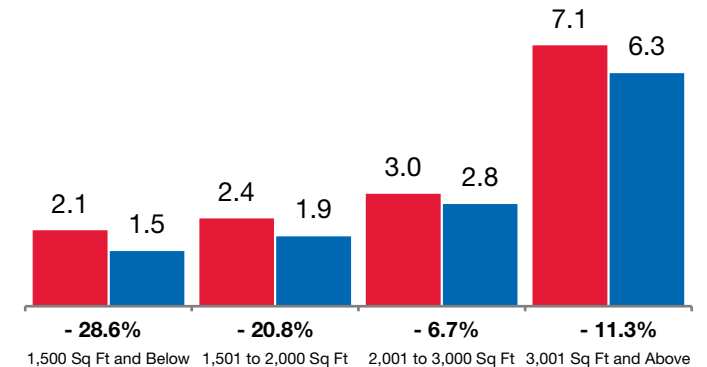
## By Price Range

■ 08-2015 ■ 08-2016



## By Square Feet

■ 08-2015 ■ 08-2016



### All Properties

By Price Range	08-2015	08-2016	Change
\$250,000 and Below	2.2	1.4	-36.4%
\$250,001 to \$500,000	1.9	1.4	-26.3%
\$500,001 to \$750,000	2.7	2.1	-22.2%
\$750,001 to \$1,000,000	3.9	3.2	-17.9%
\$1,000,001 to \$1,250,000	4.6	4.1	-10.9%
\$1,250,001 and Above	8.1	7.6	-6.2%
<b>All Price Ranges</b>	<b>2.8</b>	<b>2.3</b>	<b>-17.9%</b>

### Single-Family Homes

08-2015	08-2016	Change	08-2015	08-2016	Change
3.5	3.4	-2.9%	2.0	1.2	-40.0%
1.8	1.4	-22.2%	2.1	1.3	-38.1%
2.7	2.2	-18.5%	2.8	1.9	-32.1%
3.8	3.1	-18.4%	4.3	3.8	-11.6%
4.4	3.9	-11.4%	6.3	5.1	-19.0%
8.2	7.9	-3.7%	7.0	6.0	-14.3%
<b>3.0</b>	<b>2.6</b>	<b>-13.3%</b>	<b>2.4</b>	<b>1.7</b>	<b>-29.2%</b>

### Condos - Townhomes

By Square Feet	08-2015	08-2016	Change
1,500 Sq Ft and Below	2.1	1.5	-28.6%
1,501 to 2,000 Sq Ft	2.4	1.9	-20.8%
2,001 to 3,000 Sq Ft	3.0	2.8	-6.7%
3,001 Sq Ft and Above	7.1	6.3	-11.3%
<b>All Square Footage</b>	<b>2.8</b>	<b>2.3</b>	<b>-17.9%</b>

08-2015	08-2016	Change	08-2015	08-2016	Change
1.8	1.5	-16.7%	2.2	1.5	-31.8%
2.3	1.9	-17.4%	2.8	2.1	-25.0%
3.0	2.7	-10.0%	4.8	4.3	-10.4%
7.1	6.3	-11.3%	9.2	6.8	-26.1%
<b>3.0</b>	<b>2.6</b>	<b>-13.3%</b>	<b>2.4</b>	<b>1.7</b>	<b>-29.2%</b>

