

# Housing Supply Overview

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

## February 2019

Inventory is gradually starting to improve in many pockets across the country, including in several markets that are showing year-over-year percentage increases. Listings tend to improve immediately after a new year, but this national increase also has to do with fewer sales. For the 12-month period spanning March 2018 through February 2019, Pending Sales in San Diego County were down 9.0 percent overall. The price range with the largest gain in sales was the \$1,250,001 or More range, where they increased 4.0 percent.

The overall Median Sales Price was up 5.6 percent to \$570,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 5.4 percent to \$641,000. The price range that tended to sell the quickest was the \$250,001 to \$500,000 range at 26 days; the price range that tended to sell the slowest was the \$1,250,001 or More range at 52 days.

Market-wide, inventory levels were up 19.8 percent. The property type that gained the most inventory was the Condos - Townhomes segment, where it increased 38.1 percent. That amounts to 2.3 months supply for Single-Family Homes and 2.2 months supply for Condos - Townhomes.

## Quick Facts

+ 4.0%

- 6.4%

- 8.0%

Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
<b>\$1,250,001 and Above</b>	<b>2,001 to 3,000 Sq Ft</b>	<b>Single-Family Homes</b>

Residential real estate activity in San Diego County, comprised of single family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

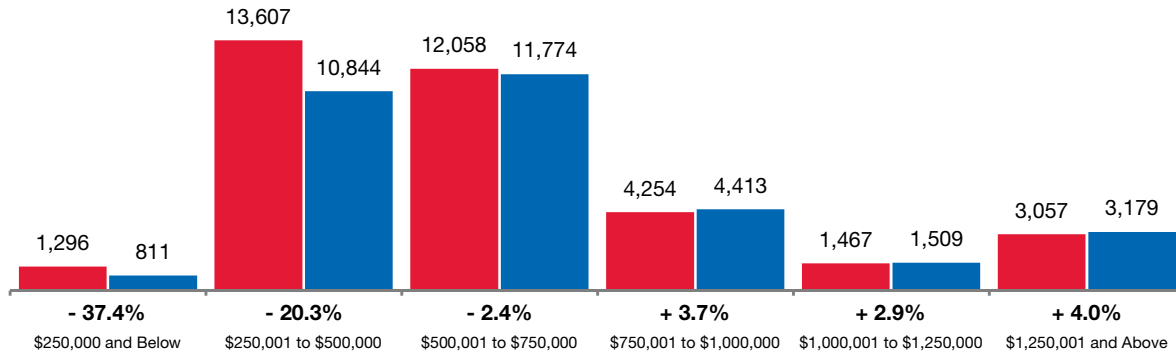
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# Pending Sales

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

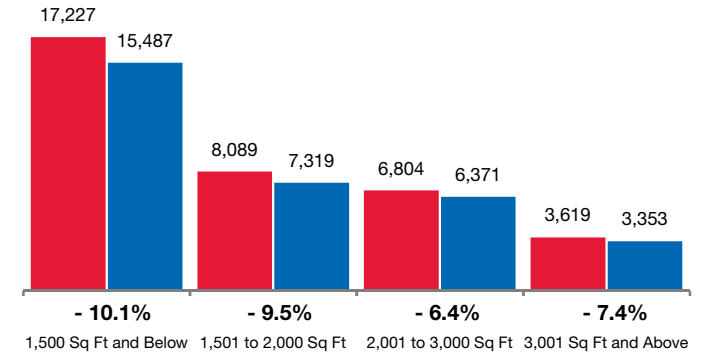
## By Price Range

■ 02-2018 ■ 02-2019



## By Square Feet

■ 02-2018 ■ 02-2019



### All Properties

By Price Range	02-2018	02-2019	Change
\$250,000 and Below	1,296	811	-37.4%
\$250,001 to \$500,000	13,607	10,844	-20.3%
\$500,001 to \$750,000	12,058	11,774	-2.4%
\$750,001 to \$1,000,000	4,254	4,413	+3.7%
\$1,000,001 to \$1,250,000	1,467	1,509	+2.9%
\$1,250,001 and Above	3,057	3,179	+4.0%
<b>All Price Ranges</b>	<b>35,739</b>	<b>32,530</b>	<b>-9.0%</b>

### Single-Family Homes

02-2018	02-2019	Change	02-2018	02-2019	Change
153	112	-26.8%	1,143	699	-38.8%
6,138	4,393	-28.4%	7,469	6,451	-13.6%
9,584	9,260	-3.4%	2,474	2,514	+1.6%
3,644	3,731	+2.4%	610	682	+11.8%
1,266	1,307	+3.2%	201	202	+0.5%
2,670	2,776	+4.0%	387	403	+4.1%
<b>23,455</b>	<b>21,579</b>	<b>-8.0%</b>	<b>12,284</b>	<b>10,951</b>	<b>-10.9%</b>

### Condos - Townhomes

By Square Feet	02-2018	02-2019	Change
1,500 Sq Ft and Below	17,227	15,487	-10.1%
1,501 to 2,000 Sq Ft	8,089	7,319	-9.5%
2,001 to 3,000 Sq Ft	6,804	6,371	-6.4%
3,001 Sq Ft and Above	3,619	3,353	-7.4%
<b>All Square Footage</b>	<b>35,739</b>	<b>32,530</b>	<b>-9.0%</b>

02-2018	02-2019	Change	02-2018	02-2019	Change
7,297	6,676	-8.5%	9,930	8,811	-11.3%
6,133	5,571	-9.2%	1,956	1,748	-10.6%
6,423	5,997	-6.6%	381	374	-1.8%
3,602	3,335	-7.4%	17	18	+5.9%
<b>23,455</b>	<b>21,579</b>	<b>-8.0%</b>	<b>12,284</b>	<b>10,951</b>	<b>-10.9%</b>

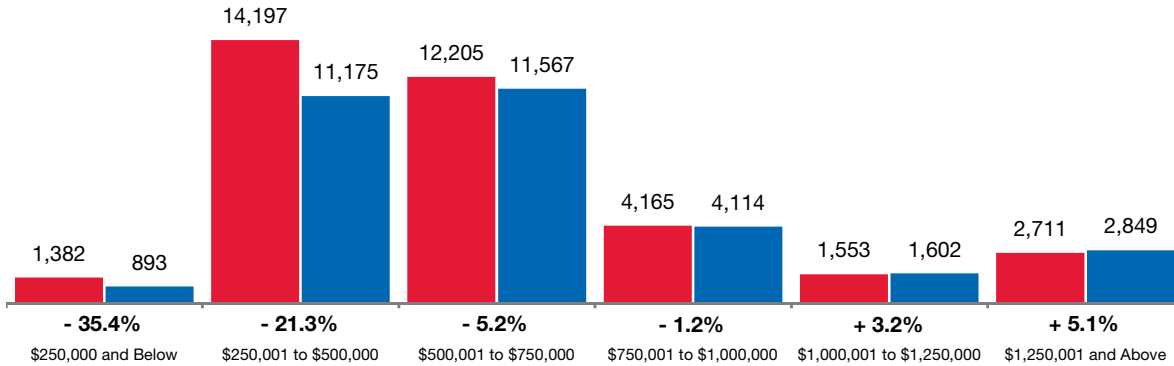


# Closed Sales

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

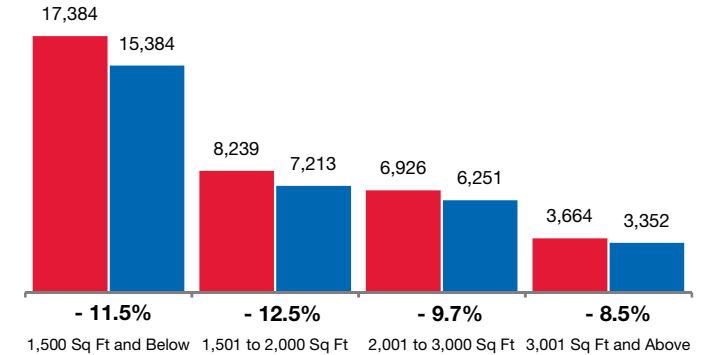
## By Price Range

■ 02-2018 ■ 02-2019



## By Square Feet

■ 02-2018 ■ 02-2019



### All Properties

By Price Range	02-2018	02-2019	Change
\$250,000 and Below	1,382	893	-35.4%
\$250,001 to \$500,000	14,197	11,175	-21.3%
\$500,001 to \$750,000	12,205	11,567	-5.2%
\$750,001 to \$1,000,000	4,165	4,114	-1.2%
\$1,000,001 to \$1,250,000	1,553	1,602	+3.2%
\$1,250,001 and Above	2,711	2,849	+5.1%
<b>All Price Ranges</b>	<b>36,213</b>	<b>32,200</b>	<b>-11.1%</b>

### Single-Family Homes

02-2018	02-2019	Change	02-2018	02-2019	Change
167	116	-30.5%	1,215	777	-36.0%
6,649	4,659	-29.9%	7,548	6,516	-13.7%
9,699	9,096	-6.2%	2,506	2,471	-1.4%
3,555	3,486	-1.9%	610	628	+3.0%
1,362	1,407	+3.3%	191	195	+2.1%
2,396	2,522	+5.3%	315	327	+3.8%
<b>23,828</b>	<b>21,286</b>	<b>-10.7%</b>	<b>12,385</b>	<b>10,914</b>	<b>-11.9%</b>

### Condos - Townhomes

By Square Feet	02-2018	02-2019	Change
1,500 Sq Ft and Below	17,384	15,384	-11.5%
1,501 to 2,000 Sq Ft	8,239	7,213	-12.5%
2,001 to 3,000 Sq Ft	6,926	6,251	-9.7%
3,001 Sq Ft and Above	3,664	3,352	-8.5%
<b>All Square Footage</b>	<b>36,213</b>	<b>32,200</b>	<b>-11.1%</b>

02-2018	02-2019	Change	02-2018	02-2019	Change
7,365	6,565	-10.9%	10,019	8,819	-12.0%
6,270	5,495	-12.4%	1,969	1,718	-12.7%
6,544	5,895	-9.9%	382	356	-6.8%
3,649	3,331	-8.7%	15	21	+40.0%
<b>23,828</b>	<b>21,286</b>	<b>-10.7%</b>	<b>12,385</b>	<b>10,914</b>	<b>-11.9%</b>

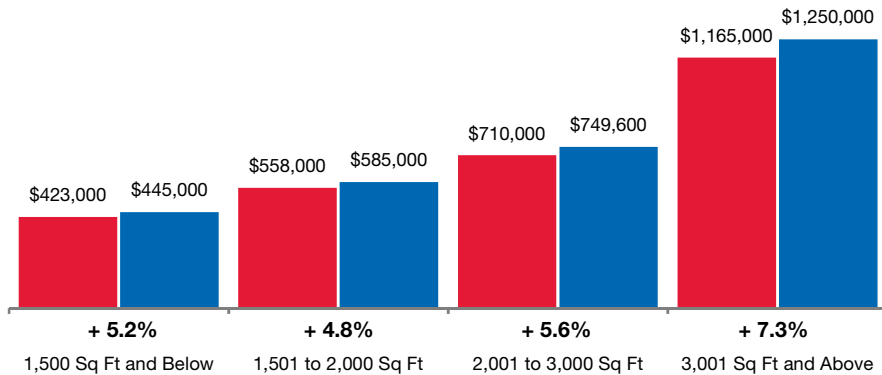


# Median Sales Price

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.**

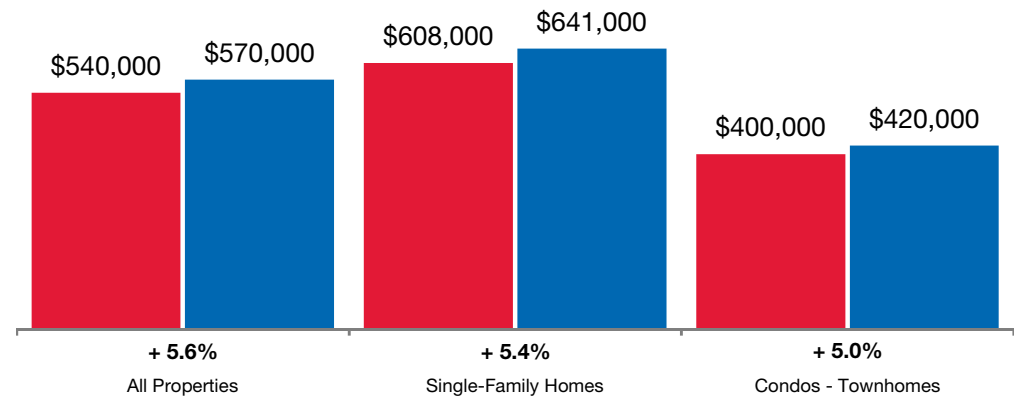
## By Square Feet

■ 02-2018 ■ 02-2019



## By Property Type

■ 02-2018 ■ 02-2019

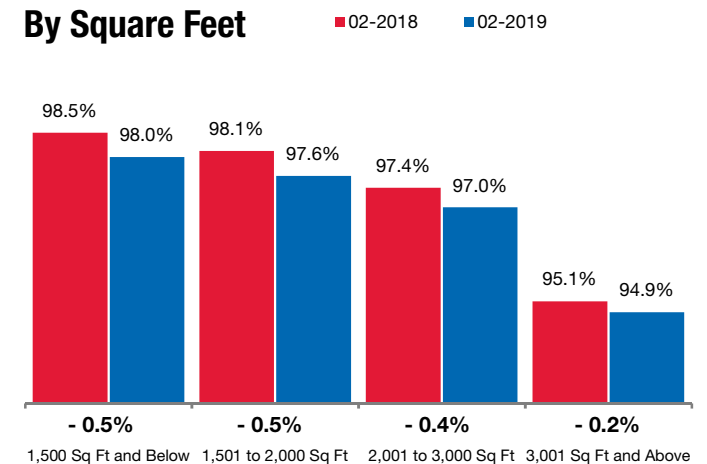
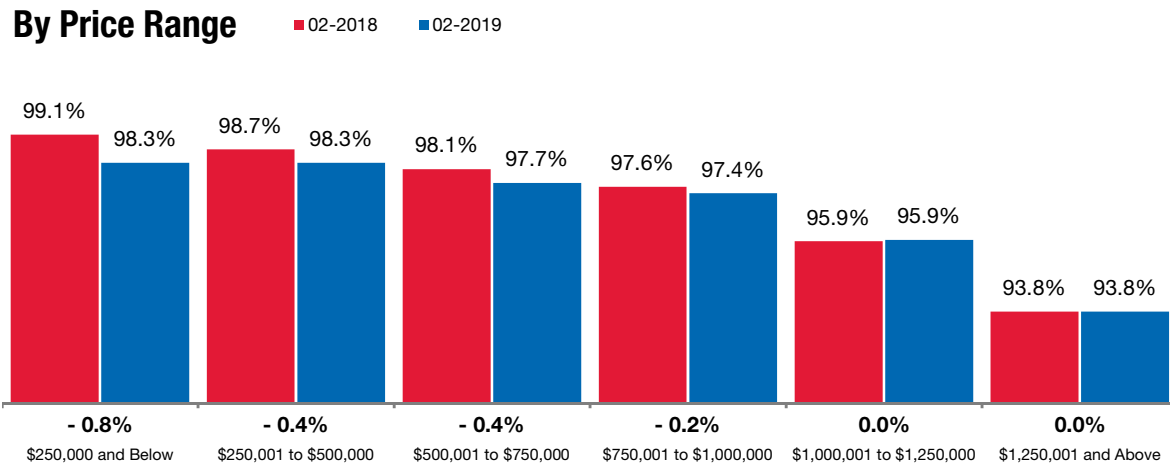


By Square Feet	All Properties		
	02-2018	02-2019	Change
1,500 Sq Ft and Below	\$423,000	\$445,000	+ 5.2%
1,501 to 2,000 Sq Ft	\$558,000	\$585,000	+ 4.8%
2,001 to 3,000 Sq Ft	\$710,000	\$749,600	+ 5.6%
3,001 Sq Ft and Above	\$1,165,000	\$1,250,000	+ 7.3%
<b>All Square Footage</b>	<b>\$540,000</b>	<b>\$570,000</b>	<b>+ 5.6%</b>

	Single-Family Homes			Condos - Townhomes		
	02-2018	02-2019	Change	02-2018	02-2019	Change
	\$465,000	\$495,000	+ 6.5%	\$368,000	\$385,000	+ 4.6%
	\$555,000	\$585,000	+ 5.4%	\$567,000	\$585,000	+ 3.2%
	\$700,000	\$740,000	+ 5.7%	\$905,000	\$965,200	+ 6.7%
	\$1,165,000	\$1,250,000	+ 7.3%	\$2,425,000	\$1,955,000	- 19.4%
	<b>\$608,000</b>	<b>\$641,000</b>	<b>+ 5.4%</b>	<b>\$400,000</b>	<b>\$420,000</b>	<b>+ 5.0%</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.**



All Properties			
By Price Range	02-2018	02-2019	Change
\$250,000 and Below	99.1%	98.3%	-0.8%
\$250,001 to \$500,000	98.7%	98.3%	-0.4%
\$500,001 to \$750,000	98.1%	97.7%	-0.4%
\$750,001 to \$1,000,000	97.6%	97.4%	-0.2%
\$1,000,001 to \$1,250,000	95.9%	95.9%	0.0%
\$1,250,001 and Above	93.8%	93.8%	0.0%
<b>All Price Ranges</b>	<b>97.9%</b>	<b>97.4%</b>	<b>-0.5%</b>

Single-Family Homes			Condos - Townhomes		
02-2018	02-2019	Change	02-2018	02-2019	Change
90.5%	92.9%	+2.7%	98.1%	97.0%	-1.1%
97.7%	97.1%	-0.6%	98.9%	98.2%	-0.7%
98.3%	97.9%	-0.4%	98.6%	98.3%	-0.3%
97.8%	97.6%	-0.2%	97.4%	97.0%	-0.4%
96.4%	96.1%	-0.3%	95.2%	94.6%	-0.6%
94.5%	94.7%	+0.2%	95.5%	95.4%	-0.1%
<b>97.5%</b>	<b>97.1%</b>	<b>-0.4%</b>	<b>98.5%</b>	<b>97.9%</b>	<b>-0.6%</b>

By Square Feet	02-2018	02-2019	Change
1,500 Sq Ft and Below	98.5%	98.0%	-0.5%
1,501 to 2,000 Sq Ft	98.1%	97.6%	-0.5%
2,001 to 3,000 Sq Ft	97.4%	97.0%	-0.4%
3,001 Sq Ft and Above	95.1%	94.9%	-0.2%
<b>All Square Footage</b>	<b>97.9%</b>	<b>97.4%</b>	<b>-0.5%</b>

02-2018	02-2019	Change	02-2018	02-2019	Change
98.3%	97.9%	-0.4%	98.7%	98.1%	-0.6%
98.1%	97.7%	-0.4%	98.2%	97.5%	-0.7%
97.4%	97.0%	-0.4%	96.8%	96.0%	-0.8%
95.1%	94.9%	-0.2%	95.0%	91.9%	-3.3%
<b>97.5%</b>	<b>97.1%</b>	<b>-0.4%</b>	<b>98.5%</b>	<b>97.9%</b>	<b>-0.6%</b>

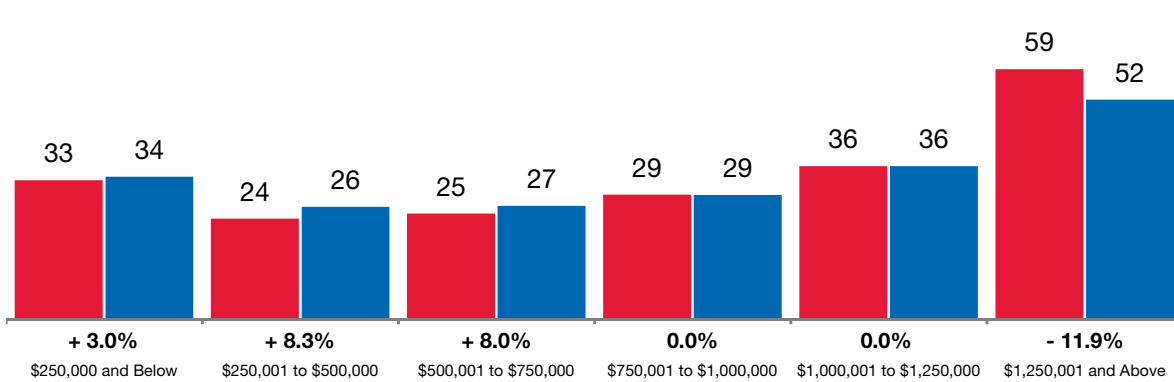


# Days on Market Until Sale

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.

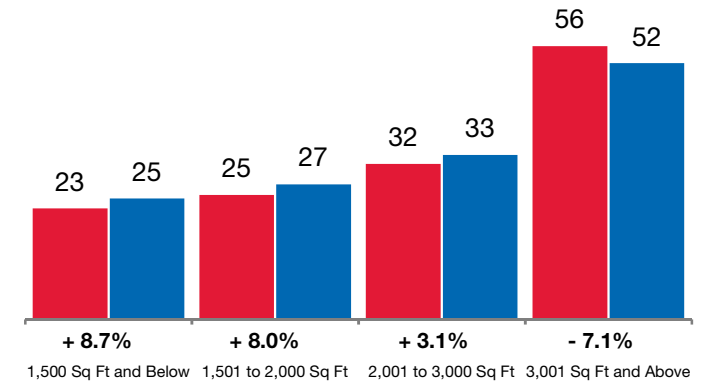
## By Price Range

■ 02-2018 ■ 02-2019



## By Square Feet

■ 02-2018 ■ 02-2019



## All Properties

By Price Range	02-2018	02-2019	Change
\$250,000 and Below	33	34	+ 3.0%
\$250,001 to \$500,000	24	26	+ 8.3%
\$500,001 to \$750,000	25	27	+ 8.0%
\$750,001 to \$1,000,000	29	29	0.0%
\$1,000,001 to \$1,250,000	36	36	0.0%
\$1,250,001 and Above	59	52	- 11.9%
<b>All Price Ranges</b>	<b>28</b>	<b>30</b>	<b>+ 7.1%</b>

## Single-Family Homes

02-2018	02-2019	Change	02-2018	02-2019	Change
73	58	- 20.5%	27	30	+ 11.1%
27	29	+ 7.4%	21	25	+ 19.0%
25	27	+ 8.0%	23	25	+ 8.7%
29	28	- 3.4%	34	35	+ 2.9%
34	35	+ 2.9%	49	45	- 8.2%
59	53	- 10.2%	55	45	- 18.2%
<b>31</b>	<b>31</b>	<b>0.0%</b>	<b>24</b>	<b>27</b>	<b>+ 12.5%</b>

## Condos - Townhomes

By Square Feet	02-2018	02-2019	Change
1,500 Sq Ft and Below	23	25	+ 8.7%
1,501 to 2,000 Sq Ft	25	27	+ 8.0%
2,001 to 3,000 Sq Ft	32	33	+ 3.1%
3,001 Sq Ft and Above	56	52	- 7.1%
<b>All Square Footage</b>	<b>28</b>	<b>30</b>	<b>+ 7.1%</b>

02-2018	02-2019	Change	02-2018	02-2019	Change
23	23	0.0%	22	25	+ 13.6%
25	26	+ 4.0%	28	31	+ 10.7%
31	33	+ 6.5%	39	40	+ 2.6%
56	52	- 7.1%	67	47	- 29.9%
<b>31</b>	<b>31</b>	<b>0.0%</b>	<b>24</b>	<b>27</b>	<b>+ 12.5%</b>

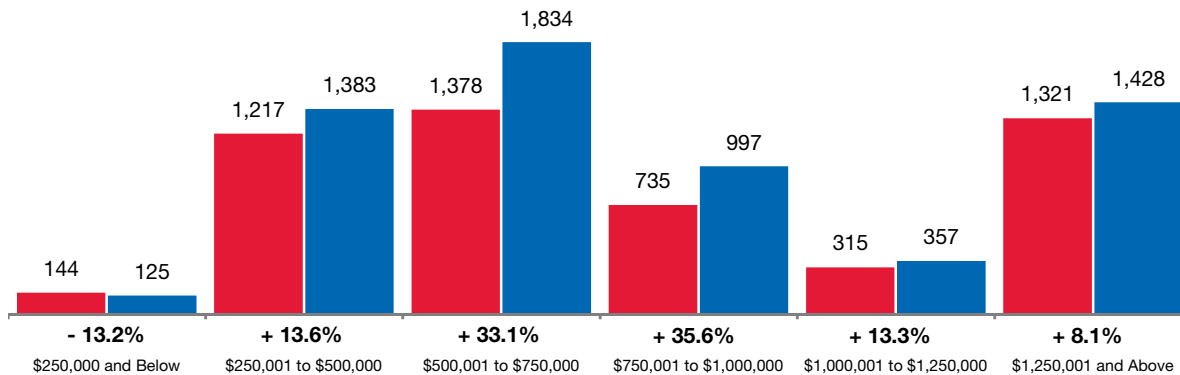


# Inventory of Homes for Sale

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

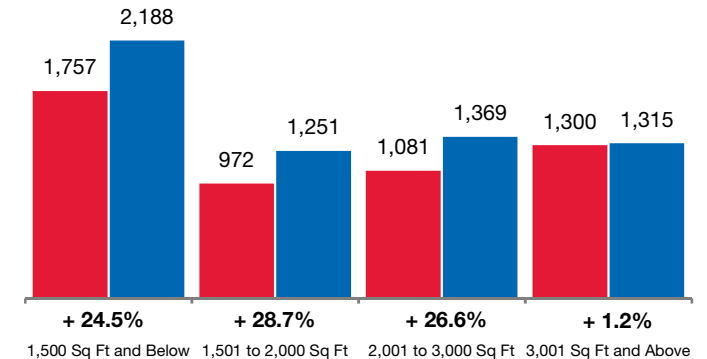
## By Price Range

■ 02-2018 ■ 02-2019



## By Square Feet

■ 02-2018 ■ 02-2019



## All Properties

By Price Range	02-2018	02-2019	Change
\$250,000 and Below	144	125	- 13.2%
\$250,001 to \$500,000	1,217	1,383	+ 13.6%
\$500,001 to \$750,000	1,378	1,834	+ 33.1%
\$750,001 to \$1,000,000	735	997	+ 35.6%
\$1,000,001 to \$1,250,000	315	357	+ 13.3%
\$1,250,001 and Above	1,321	1,428	+ 8.1%
<b>All Price Ranges</b>	<b>5,110</b>	<b>6,124</b>	<b>+ 19.8%</b>

## Single-Family Homes

02-2018	02-2019	Change	02-2018	02-2019	Change
38	38	0.0%	106	87	- 17.9%
553	465	- 15.9%	664	918	+ 38.3%
1,107	1,362	+ 23.0%	271	472	+ 74.2%
584	765	+ 31.0%	151	232	+ 53.6%
243	282	+ 16.0%	72	75	+ 4.2%
1,129	1,201	+ 6.4%	192	227	+ 18.2%
<b>3,654</b>	<b>4,113</b>	<b>+ 12.6%</b>	<b>1,456</b>	<b>2,011</b>	<b>+ 38.1%</b>

## Condos - Townhomes

By Square Feet	02-2018	02-2019	Change
1,500 Sq Ft and Below	1,757	2,188	+ 24.5%
1,501 to 2,000 Sq Ft	972	1,251	+ 28.7%
2,001 to 3,000 Sq Ft	1,081	1,369	+ 26.6%
3,001 Sq Ft and Above	1,300	1,315	+ 1.2%
<b>All Square Footage</b>	<b>5,110</b>	<b>6,124</b>	<b>+ 19.8%</b>

02-2018	02-2019	Change	02-2018	02-2019	Change
716	790	+ 10.3%	1,041	1,398	+ 34.3%
691	808	+ 16.9%	281	443	+ 57.7%
966	1,224	+ 26.7%	115	145	+ 26.1%
1,281	1,290	+ 0.7%	19	25	+ 31.6%
<b>3,654</b>	<b>4,113</b>	<b>+ 12.6%</b>	<b>1,456</b>	<b>2,011</b>	<b>+ 38.1%</b>

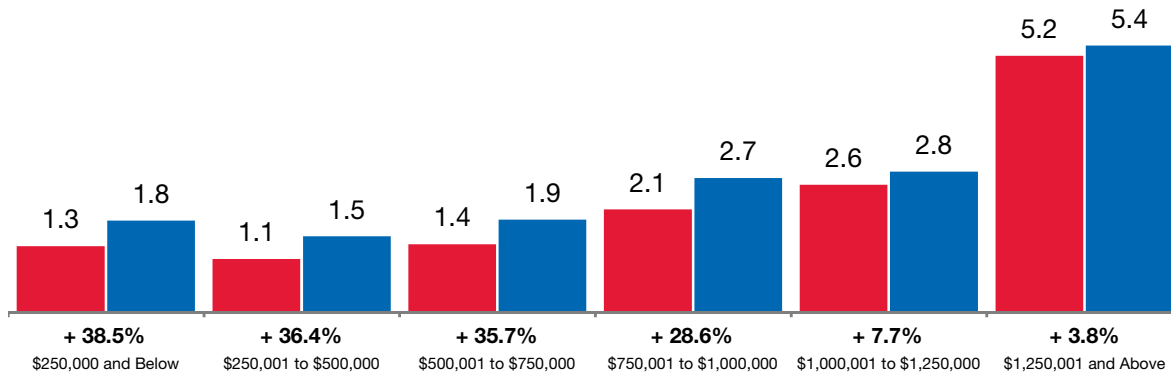


# Months Supply of Inventory

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.

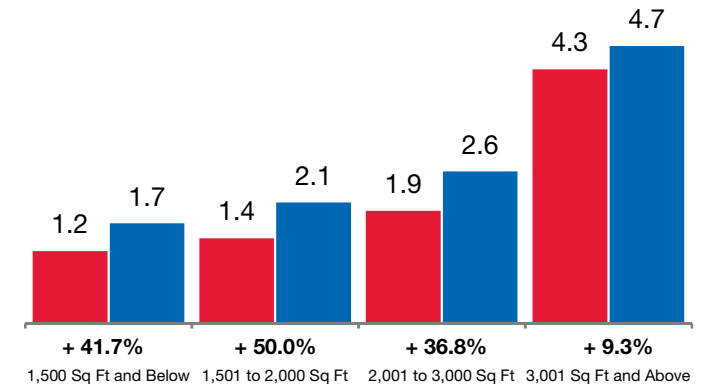
## By Price Range

■ 02-2018 ■ 02-2019



## By Square Feet

■ 02-2018 ■ 02-2019



### All Properties

By Price Range	02-2018	02-2019	Change
\$250,000 and Below	1.3	1.8	+ 38.5%
\$250,001 to \$500,000	1.1	1.5	+ 36.4%
\$500,001 to \$750,000	1.4	1.9	+ 35.7%
\$750,001 to \$1,000,000	2.1	2.7	+ 28.6%
\$1,000,001 to \$1,250,000	2.6	2.8	+ 7.7%
\$1,250,001 and Above	5.2	5.4	+ 3.8%
<b>All Price Ranges</b>	<b>1.7</b>	<b>2.3</b>	<b>+ 35.3%</b>

### Single-Family Homes

02-2018	02-2019	Change	02-2018	02-2019	Change
3.0	4.1	+ 36.7%	1.1	1.5	+ 36.4%
1.1	1.3	+ 18.2%	1.1	1.7	+ 54.5%
1.4	1.8	+ 28.6%	1.3	2.3	+ 76.9%
1.9	2.5	+ 31.6%	3.0	4.1	+ 36.7%
2.3	2.6	+ 13.0%	4.3	4.5	+ 4.7%
5.1	5.2	+ 2.0%	6.0	6.8	+ 13.3%
<b>1.9</b>	<b>2.3</b>	<b>+ 21.1%</b>	<b>1.4</b>	<b>2.2</b>	<b>+ 57.1%</b>

### Condos - Townhomes

By Square Feet	02-2018	02-2019	Change
1,500 Sq Ft and Below	1.2	1.7	+ 41.7%
1,501 to 2,000 Sq Ft	1.4	2.1	+ 50.0%
2,001 to 3,000 Sq Ft	1.9	2.6	+ 36.8%
3,001 Sq Ft and Above	4.3	4.7	+ 9.3%
<b>All Square Footage</b>	<b>1.7</b>	<b>2.3</b>	<b>+ 35.3%</b>

02-2018	02-2019	Change	02-2018	02-2019	Change
1.2	1.4	+ 16.7%	1.3	1.9	+ 46.2%
1.4	1.7	+ 21.4%	1.7	3.0	+ 76.5%
1.8	2.4	+ 33.3%	3.6	4.7	+ 30.6%
4.3	4.6	+ 7.0%	10.1	12.5	+ 23.8%
<b>1.9</b>	<b>2.3</b>	<b>+ 21.1%</b>	<b>1.4</b>	<b>2.2</b>	<b>+ 57.1%</b>

