

# Housing Supply Overview

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

## April 2019

Months of supply are beginning to rise as unaffordable-to-most listings begin to enter the market with more regularity. Sales have actually been steady in higher price ranges, while first-time buyer markets are extremely competitive. For the 12-month period spanning May 2018 through April 2019, Pending Sales in the San Diego were down 7.3 percent overall. The price range with the largest gain in sales was the \$5,000,001 and Above range, where they increased 19.4 percent.

The overall Median Sales Price was up 4.5 percent to \$572,700. The property type with the largest price gain was the Single-Family Homes segment, where price was up 4.4 percent to \$642,000. The price range that tended to sell the quickest was the \$250,001 to \$500,000 range at 28 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 99 days.

Market-wide, inventory levels were up 3.8 percent. However, the property type with the largest gain was the Condos - Townhomes segment, where they increased 15.5 percent. That amounts to 2.4 months supply for Single-Family homes and 2.2 months supply for Condos.

## Quick Facts

**+ 19.4%**

**+ 8.4%**

**- 6.1%**

Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
<b>\$5,000,001 and Above</b>	<b>6,001 Sq Ft and Above</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.

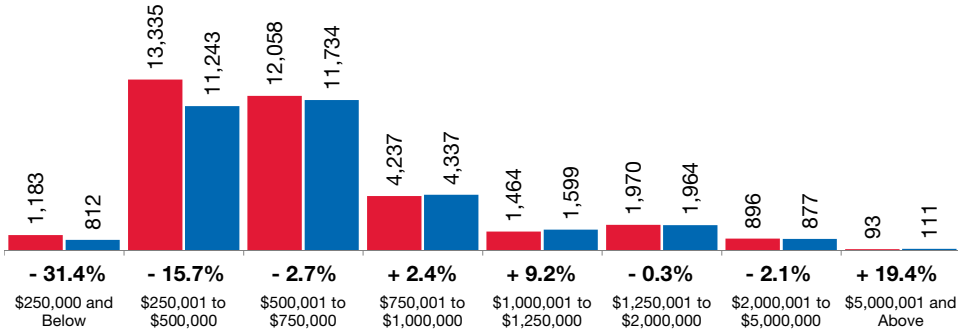
Pending Sales	<b>2</b>
Closed Sales	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Days on Market Until Sale	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>

# Pending Sales

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

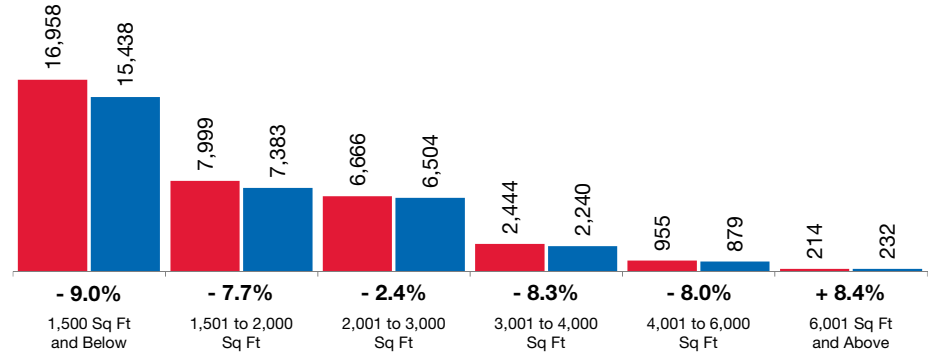
## By Price Range

■ 04-2018 ■ 04-2019



## By Square Feet

■ 04-2018 ■ 04-2019



### All Properties

By Price Range	04-2018	04-2019	Change
\$250,000 and Below	1,183	812	-31.4%
\$250,001 to \$500,000	13,335	11,243	-15.7%
\$500,001 to \$750,000	12,058	11,734	-2.7%
\$750,001 to \$1,000,000	4,237	4,337	+2.4%
\$1,000,001 to \$1,250,000	1,464	1,599	+9.2%
\$1,250,001 to \$2,000,000	1,970	1,964	-0.3%
\$2,000,001 to \$5,000,000	896	877	-2.1%
\$5,000,001 and Above	93	111	+19.4%
<b>All Price Ranges</b>	<b>35,236</b>	<b>32,677</b>	<b>-7.3%</b>

### Single-Family Homes

04-2018	04-2019	Change
134	111	-17.2%
5,962	4,634	-22.3%
9,567	9,298	-2.8%
3,614	3,670	+1.5%
1,264	1,402	+10.9%
1,707	1,721	+0.8%
801	781	-2.5%
91	104	+14.3%
<b>23,140</b>	<b>21,721</b>	<b>-6.1%</b>

### Condos - Townhomes

04-2018	04-2019	Change
1,049	701	-33.2%
7,373	6,609	-10.4%
2,491	2,436	-2.2%
623	667	+7.1%
200	197	-1.5%
263	243	-7.6%
95	96	+1.1%
2	7	+250.0%
<b>12,096</b>	<b>10,956</b>	<b>-9.4%</b>

### By Square Feet

04-2018	04-2019	Change
16,958	15,438	-9.0%
7,999	7,383	-7.7%
6,666	6,504	-2.4%
2,444	2,240	-8.3%
955	879	-8.0%
214	232	+8.4%
<b>35,236</b>	<b>32,677</b>	<b>-7.3%</b>

04-2018	04-2019	Change
7,196	6,661	-7.4%
6,049	5,600	-7.4%
6,297	6,129	-2.7%
2,433	2,222	-8.7%
951	877	-7.8%
214	231	+7.9%
<b>23,140</b>	<b>21,721</b>	<b>-6.1%</b>

04-2018	04-2019	Change
9,762	8,777	-10.1%
1,950	1,783	-8.6%
369	375	+1.6%
11	18	+63.6%
4	2	-50.0%
0	1	0.0%
<b>12,096</b>	<b>10,956</b>	<b>-9.4%</b>

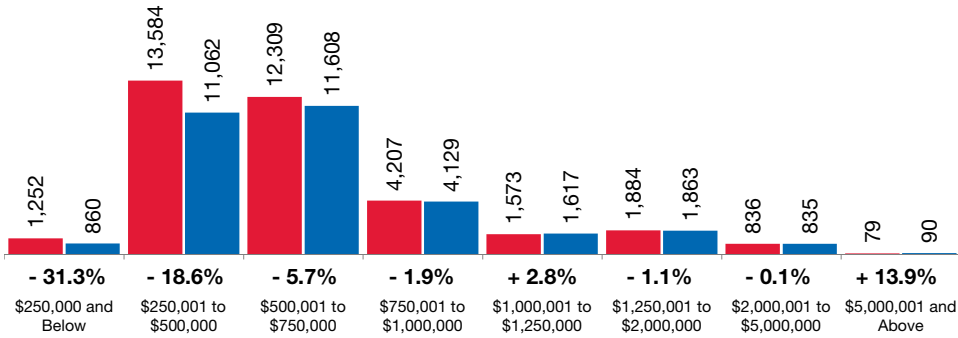


# Closed Sales

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

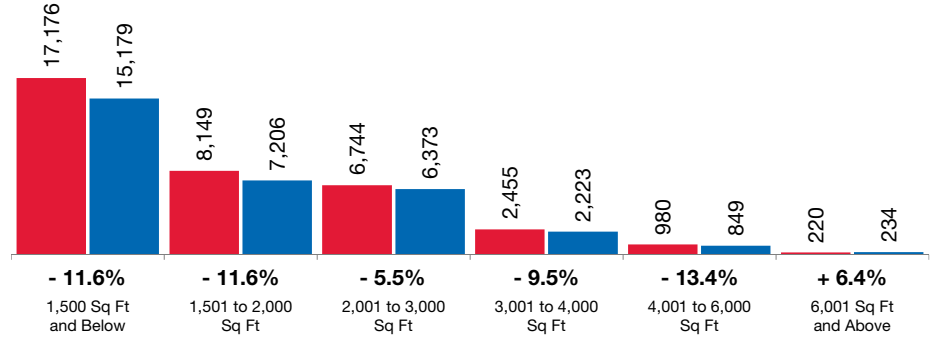
## By Price Range

■ 04-2018 ■ 04-2019



## By Square Feet

■ 04-2018 ■ 04-2019



### All Properties

By Price Range	04-2018	04-2019	Change
\$250,000 and Below	1,252	860	-31.3%
\$250,001 to \$500,000	13,584	11,062	-18.6%
\$500,001 to \$750,000	12,309	11,608	-5.7%
\$750,001 to \$1,000,000	4,207	4,129	-1.9%
\$1,000,001 to \$1,250,000	1,573	1,617	+2.8%
\$1,250,001 to \$2,000,000	1,884	1,863	-1.1%
\$2,000,001 to \$5,000,000	836	835	-0.1%
\$5,000,001 and Above	79	90	+13.9%
<b>All Price Ranges</b>	<b>35,724</b>	<b>32,064</b>	<b>-10.2%</b>

### Single-Family Homes

04-2018	04-2019	Change	04-2018	04-2019	Change
148	121	-18.2%	1,104	739	-33.1%
6,153	4,608	-25.1%	7,431	6,454	-13.1%
9,719	9,206	-5.3%	2,590	2,402	-7.3%
3,590	3,483	-3.0%	617	646	+4.7%
1,378	1,424	+3.3%	195	193	-1.0%
1,643	1,640	-0.2%	241	223	-7.5%
751	746	-0.7%	85	89	+4.7%
79	85	+7.6%	0	5	0.0%
<b>23,461</b>	<b>21,313</b>	<b>-9.2%</b>	<b>12,263</b>	<b>10,751</b>	<b>-12.3%</b>

### Condos - Townhomes

By Square Feet	04-2018	04-2019	Change
1,500 Sq Ft and Below	17,176	15,179	-11.6%
1,501 to 2,000 Sq Ft	8,149	7,206	-11.6%
2,001 to 3,000 Sq Ft	6,744	6,373	-5.5%
3,001 to 4,000 Sq Ft	2,455	2,223	-9.5%
4,001 to 6,000 Sq Ft	980	849	-13.4%
6,001 Sq Ft and Above	220	234	+6.4%
<b>All Square Footage</b>	<b>35,724</b>	<b>32,064</b>	<b>-10.2%</b>

04-2018	04-2019	Change	04-2018	04-2019	Change
7,261	6,546	-9.8%	9,915	8,633	-12.9%
6,177	5,479	-11.3%	1,972	1,727	-12.4%
6,382	6,003	-5.9%	362	370	+2.2%
2,444	2,203	-9.9%	11	20	+81.8%
977	848	-13.2%	3	1	-66.7%
220	234	+6.4%	0	0	0.0%
<b>23,461</b>	<b>21,313</b>	<b>-9.2%</b>	<b>12,263</b>	<b>10,751</b>	<b>-12.3%</b>

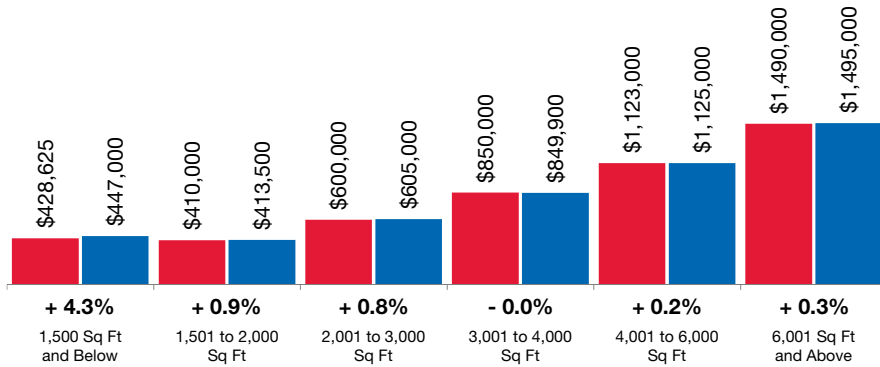


# Median Sales Price

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.**

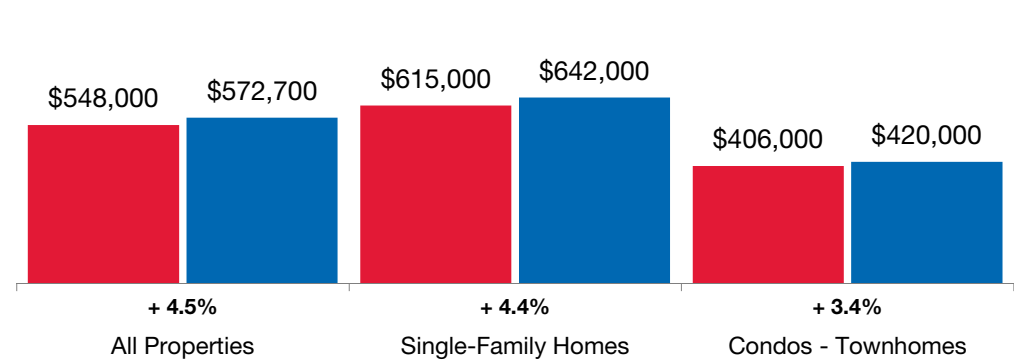
## By Square Feet

■ 04-2018 ■ 04-2019



## By Property Type

■ 04-2018 ■ 04-2019



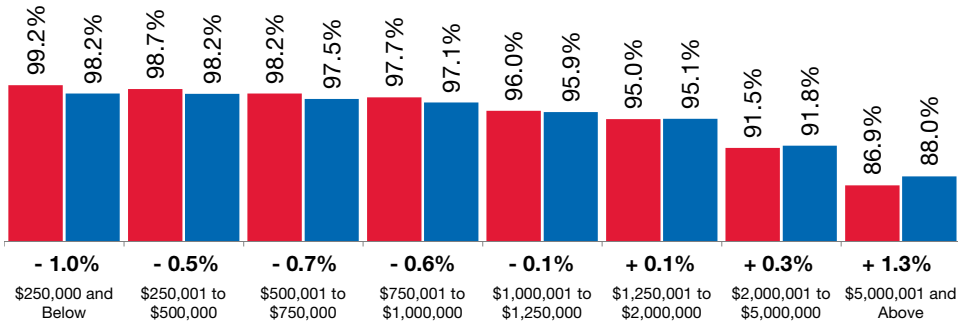
By Square Feet	All Properties		
	04-2018	04-2019	Change
1,500 Sq Ft and Below	\$428,625	\$447,000	+ 4.3%
1,501 to 2,000 Sq Ft	\$410,000	\$413,500	+ 0.9%
2,001 to 3,000 Sq Ft	\$600,000	\$605,000	+ 0.8%
3,001 to 4,000 Sq Ft	\$850,000	\$849,900	- 0.0%
4,001 to 6,000 Sq Ft	\$1,123,000	\$1,125,000	+ 0.2%
6,001 Sq Ft and Above	\$1,490,000	\$1,495,000	+ 0.3%
<b>All Square Footage</b>	<b>\$548,000</b>	<b>\$572,700</b>	<b>+ 4.5%</b>

	Single-Family Homes			Condos - Townhomes		
	04-2018	04-2019	Change	04-2018	04-2019	Change
	\$473,000	\$496,000	+ 4.9%	\$373,000	\$385,000	+ 3.2%
	\$440,000	\$450,000	+ 2.3%	\$365,000	\$370,000	+ 1.4%
	\$600,000	\$610,000	+ 1.7%	\$592,500	\$590,000	- 0.4%
	\$850,000	\$850,000	0.0%	\$840,000	\$840,000	0.0%
	\$1,125,000	\$1,125,000	0.0%	\$1,100,000	\$1,110,000	+ 0.9%
	\$1,486,000	\$1,500,000	+ 0.9%	\$1,500,000	\$1,450,000	- 3.3%
	<b>\$615,000</b>	<b>\$642,000</b>	<b>+ 4.4%</b>	<b>\$406,000</b>	<b>\$420,000</b>	<b>+ 3.4%</b>

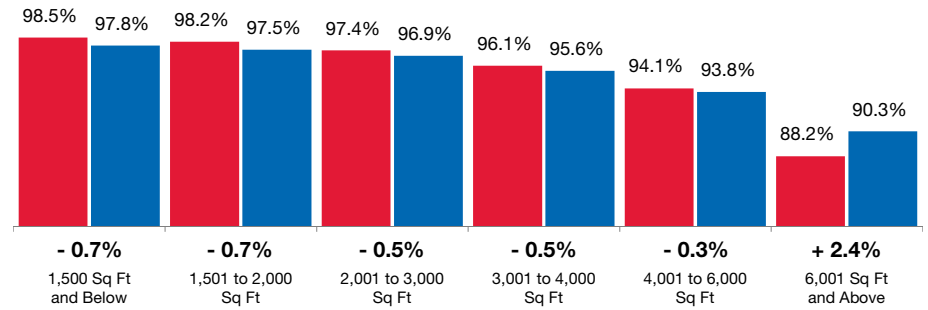
# Percent of Original List Price Received

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** ■ 04-2018 ■ 04-2019



**By Square Feet** ■ 04-2018 ■ 04-2019



## All Properties

By Price Range	04-2018	04-2019	Change
\$250,000 and Below	99.2%	98.2%	-1.0%
\$250,001 to \$500,000	98.7%	98.2%	-0.5%
\$500,001 to \$750,000	98.2%	97.5%	-0.7%
\$750,001 to \$1,000,000	97.7%	97.1%	-0.6%
\$1,000,001 to \$1,250,000	96.0%	95.9%	-0.1%
\$1,250,001 to \$2,000,000	95.0%	95.1%	+0.1%
\$2,000,001 to \$5,000,000	91.5%	91.8%	+0.3%
\$5,000,001 and Above	86.9%	88.0%	+1.3%
<b>All Price Ranges</b>	<b>97.9%</b>	<b>97.3%</b>	<b>-0.6%</b>

## Single-Family Homes

04-2018	04-2019	Change	04-2018	04-2019	Change
95.9%	96.2%	+0.3%	99.6%	98.5%	-1.1%
98.6%	98.3%	-0.3%	98.8%	98.1%	-0.7%
98.1%	97.5%	-0.6%	98.4%	97.7%	-0.7%
97.8%	97.1%	-0.7%	97.1%	96.8%	-0.3%
96.2%	96.2%	0.0%	94.8%	93.8%	-1.1%
95.0%	95.2%	+0.2%	94.8%	94.1%	-0.7%
91.1%	91.4%	+0.3%	95.4%	94.6%	-0.8%
86.9%	88.3%	+1.6%	81.4%	83.5%	+2.6%
<b>97.5%</b>	<b>97.0%</b>	<b>-0.5%</b>	<b>98.5%</b>	<b>97.7%</b>	<b>-0.8%</b>

## Condos - Townhomes

By Square Feet	04-2018	04-2019	Change
1,500 Sq Ft and Below	98.5%	97.8%	-0.7%
1,501 to 2,000 Sq Ft	98.2%	97.5%	-0.7%
2,001 to 3,000 Sq Ft	97.4%	96.9%	-0.5%
3,001 to 4,000 Sq Ft	96.1%	95.6%	-0.5%
4,001 to 6,000 Sq Ft	94.1%	93.8%	-0.3%
6,001 Sq Ft and Above	88.2%	90.3%	+2.4%
<b>All Square Footage</b>	<b>97.9%</b>	<b>97.3%</b>	<b>-0.6%</b>

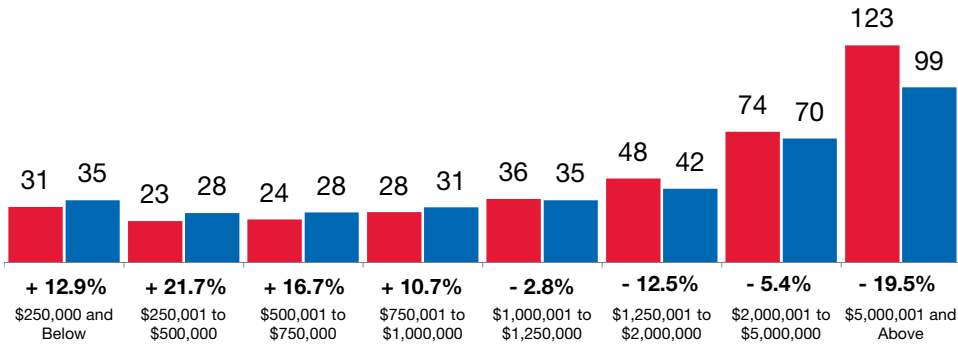
04-2018	04-2019	Change	04-2018	04-2019	Change
98.4%	97.7%	-0.7%	98.7%	97.9%	-0.8%
98.1%	97.5%	-0.6%	98.2%	97.3%	-0.9%
97.4%	97.0%	-0.4%	97.0%	96.0%	-1.0%
96.1%	95.6%	-0.5%	96.1%	91.6%	-4.7%
94.1%	93.8%	-0.3%	92.8%	100.0%	+7.8%
88.2%	90.3%	+2.4%	--	--	--
<b>97.5%</b>	<b>97.0%</b>	<b>-0.5%</b>	<b>98.5%</b>	<b>97.7%</b>	<b>-0.8%</b>



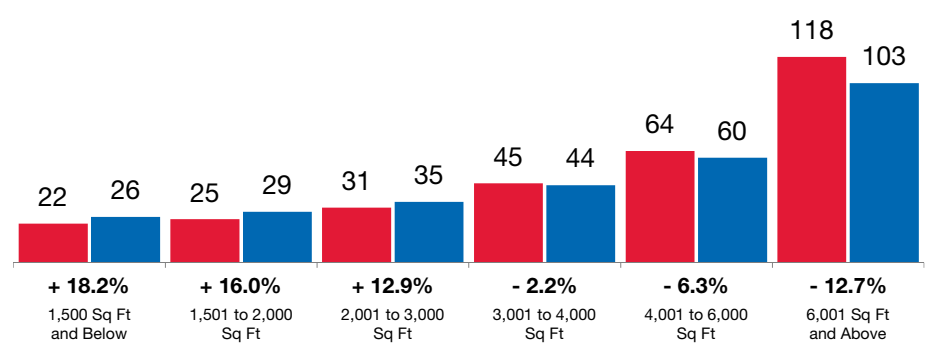
# Days on Market Until Sale

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



## By Square Feet



### All Properties

By Price Range	04-2018	04-2019	Change
\$250,000 and Below	31	35	+ 12.9%
\$250,001 to \$500,000	23	28	+ 21.7%
\$500,001 to \$750,000	24	28	+ 16.7%
\$750,001 to \$1,000,000	28	31	+ 10.7%
\$1,000,001 to \$1,250,000	36	35	- 2.8%
\$1,250,001 to \$2,000,000	48	42	- 12.5%
\$2,000,001 to \$5,000,000	74	70	- 5.4%
\$5,000,001 and Above	123	99	- 19.5%
<b>All Price Ranges</b>	<b>28</b>	<b>31</b>	<b>+ 10.7%</b>

### Single-Family Homes

04-2018	04-2019	Change	04-2018	04-2019	Change
71	54	- 23.9%	26	32	+ 23.1%
27	30	+ 11.1%	21	27	+ 28.6%
25	29	+ 16.0%	23	27	+ 17.4%
28	30	+ 7.1%	34	36	+ 5.9%
34	34	0.0%	51	45	- 11.8%
47	41	- 12.8%	53	47	- 11.3%
77	74	- 3.9%	53	44	- 17.0%
123	102	- 17.1%	--	53	--
<b>30</b>	<b>33</b>	<b>+ 10.0%</b>	<b>24</b>	<b>28</b>	<b>+ 16.7%</b>

### Condos - Townhomes

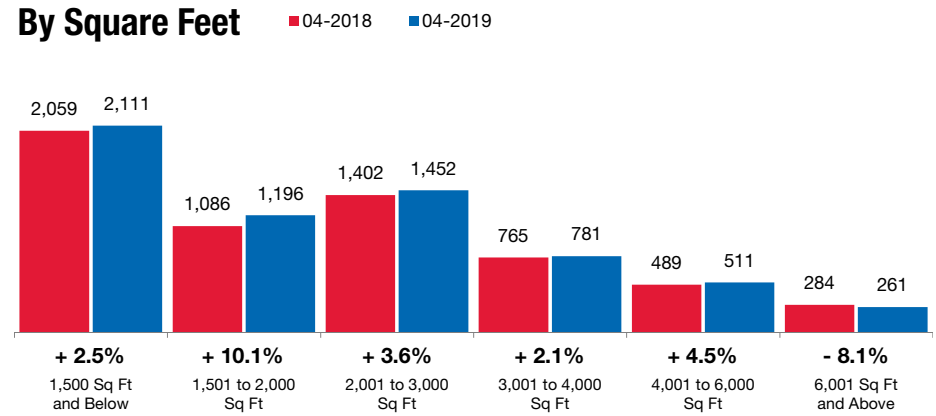
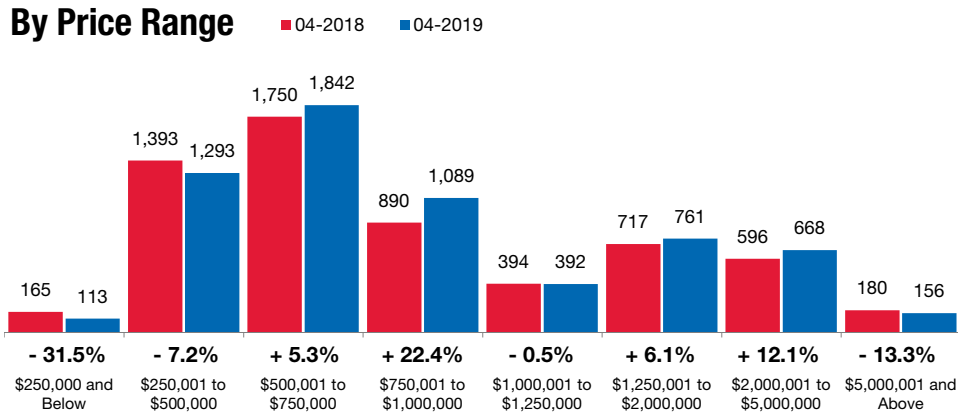
By Square Feet	04-2018	04-2019	Change
1,500 Sq Ft and Below	22	26	+ 18.2%
1,501 to 2,000 Sq Ft	25	29	+ 16.0%
2,001 to 3,000 Sq Ft	31	35	+ 12.9%
3,001 to 4,000 Sq Ft	45	44	- 2.2%
4,001 to 6,000 Sq Ft	64	60	- 6.3%
6,001 Sq Ft and Above	118	103	- 12.7%
<b>All Square Footage</b>	<b>28</b>	<b>31</b>	<b>+ 10.7%</b>

04-2018	04-2019	Change	04-2018	04-2019	Change
22	25	+ 13.6%	22	27	+ 22.7%
24	28	+ 16.7%	27	33	+ 22.2%
31	34	+ 9.7%	40	39	- 2.5%
45	44	- 2.2%	45	53	+ 17.8%
63	60	- 4.8%	141	2	- 98.6%
118	103	- 12.7%	--	--	--
<b>30</b>	<b>33</b>	<b>+ 10.0%</b>	<b>24</b>	<b>28</b>	<b>+ 16.7%</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.



## All Properties

By Price Range	04-2018	04-2019	Change
\$250,000 and Below	165	113	-31.5%
\$250,001 to \$500,000	1,393	1,293	-7.2%
\$500,001 to \$750,000	1,750	1,842	+5.3%
\$750,001 to \$1,000,000	890	1,089	+22.4%
\$1,000,001 to \$1,250,000	394	392	-0.5%
\$1,250,001 to \$2,000,000	717	761	+6.1%
\$2,000,001 to \$5,000,000	596	668	+12.1%
\$5,000,001 and Above	180	156	-13.3%
<b>All Price Ranges</b>	<b>6,085</b>	<b>6,314</b>	<b>+3.8%</b>

## Single-Family Homes

04-2018	04-2019	Change	04-2018	04-2019	Change
46	30	-34.8%	119	83	-30.3%
618	434	-29.8%	775	859	+10.8%
1,386	1,371	-1.1%	364	471	+29.4%
714	857	+20.0%	176	232	+31.8%
311	301	-3.2%	83	91	+9.6%
595	610	+2.5%	122	151	+23.8%
531	588	+10.7%	65	80	+23.1%
171	145	-15.2%	9	11	+22.2%
<b>4,372</b>	<b>4,336</b>	<b>-0.8%</b>	<b>1,713</b>	<b>1,978</b>	<b>+15.5%</b>

## Condos - Townhomes

04-2018	04-2019	Change	04-2018	04-2019	Change
46	30	-34.8%	119	83	-30.3%
618	434	-29.8%	775	859	+10.8%
1,386	1,371	-1.1%	364	471	+29.4%
714	857	+20.0%	176	232	+31.8%
311	301	-3.2%	83	91	+9.6%
595	610	+2.5%	122	151	+23.8%
531	588	+10.7%	65	80	+23.1%
171	145	-15.2%	9	11	+22.2%
<b>4,372</b>	<b>4,336</b>	<b>-0.8%</b>	<b>1,713</b>	<b>1,978</b>	<b>+15.5%</b>

By Square Feet	04-2018	04-2019	Change
1,500 Sq Ft and Below	2,059	2,111	+2.5%
1,501 to 2,000 Sq Ft	1,086	1,196	+10.1%
2,001 to 3,000 Sq Ft	1,402	1,452	+3.6%
3,001 to 4,000 Sq Ft	765	781	+2.1%
4,001 to 6,000 Sq Ft	489	511	+4.5%
6,001 Sq Ft and Above	284	261	-8.1%
<b>All Square Footage</b>	<b>6,085</b>	<b>6,314</b>	<b>+3.8%</b>

04-2018	04-2019	Change	04-2018	04-2019	Change
844	754	-10.7%	1,215	1,357	+11.7%
726	775	+6.7%	360	421	+16.9%
1,278	1,281	+0.2%	124	171	+37.9%
754	757	+0.4%	11	24	+118.2%
486	507	+4.3%	3	4	+33.3%
284	261	-8.1%	0	0	--
<b>4,372</b>	<b>4,336</b>	<b>-0.8%</b>	<b>1,713</b>	<b>1,978</b>	<b>+15.5%</b>

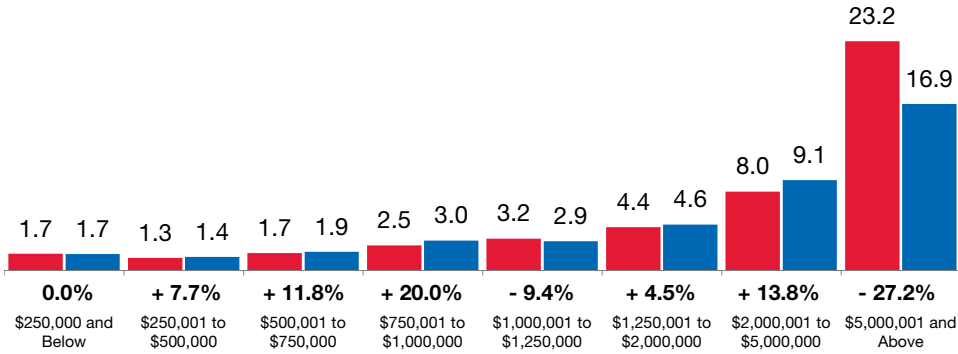


# Months Supply of Inventory

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.

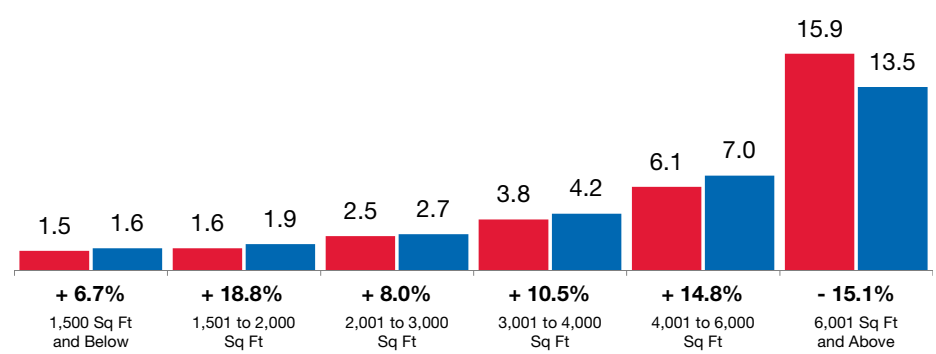
## By Price Range

■ 04-2018 ■ 04-2019



## By Square Feet

■ 04-2018 ■ 04-2019



### All Properties

By Price Range	04-2018	04-2019	Change
\$250,000 and Below	1.7	1.7	0.0%
\$250,001 to \$500,000	1.3	1.4	+ 7.7%
\$500,001 to \$750,000	1.7	1.9	+ 11.8%
\$750,001 to \$1,000,000	2.5	3.0	+ 20.0%
\$1,000,001 to \$1,250,000	3.2	2.9	- 9.4%
\$1,250,001 to \$2,000,000	4.4	4.6	+ 4.5%
\$2,000,001 to \$5,000,000	8.0	9.1	+ 13.8%
\$5,000,001 and Above	23.2	16.9	- 27.2%
<b>All Price Ranges</b>	<b>2.1</b>	<b>2.3</b>	<b>+ 9.5%</b>

### Single-Family Homes

04-2018	04-2019	Change	04-2018	04-2019	Change
4.1	3.2	- 22.0%	1.4	1.4	0.0%
1.2	1.1	- 8.3%	1.3	1.6	+ 23.1%
1.7	1.8	+ 5.9%	1.8	2.3	+ 27.8%
2.4	2.8	+ 16.7%	3.4	4.2	+ 23.5%
3.0	2.6	- 13.3%	5.0	5.5	+ 10.0%
4.2	4.3	+ 2.4%	5.6	7.5	+ 33.9%
8.0	9.0	+ 12.5%	8.2	10.0	+ 22.0%
22.5	16.7	- 25.8%	9.0	7.9	- 12.2%
<b>2.3</b>	<b>2.4</b>	<b>+ 4.3%</b>	<b>1.7</b>	<b>2.2</b>	<b>+ 29.4%</b>

### Condos - Townhomes

By Square Feet	04-2018	04-2019	Change
1,500 Sq Ft and Below	1.5	1.6	+ 6.7%
1,501 to 2,000 Sq Ft	1.6	1.9	+ 18.8%
2,001 to 3,000 Sq Ft	2.5	2.7	+ 8.0%
3,001 to 4,000 Sq Ft	3.8	4.2	+ 10.5%
4,001 to 6,000 Sq Ft	6.1	7.0	+ 14.8%
6,001 Sq Ft and Above	15.9	13.5	- 15.1%
<b>All Square Footage</b>	<b>2.1</b>	<b>2.3</b>	<b>+ 9.5%</b>

04-2018	04-2019	Change	04-2018	04-2019	Change
1.4	1.4	0.0%	1.5	1.9	+ 26.7%
1.4	1.7	+ 21.4%	2.2	2.8	+ 27.3%
2.4	2.5	+ 4.2%	4.0	5.5	+ 37.5%
3.7	4.1	+ 10.8%	6.0	12.0	+ 100.0%
6.1	6.9	+ 13.1%	3.0	4.0	+ 33.3%
15.9	13.6	- 14.5%	--	--	--
<b>2.3</b>	<b>2.4</b>	<b>+ 4.3%</b>	<b>1.7</b>	<b>2.2</b>	<b>+ 29.4%</b>

