

# Housing Supply Overview

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

## May 2019

In general, there are still fewer homes for sale at the lower end of the price spectrum, which has unsurprisingly translated into fewer sales at that end of the market. Meanwhile, inventory is rising along with sales in the upper price tiers. For the 12-month period spanning June 2018 through May 2019, Pending Sales in San Diego were down 7.1 percent overall. The price range with the largest gain in sales was the \$5,000,001 and Above range, where they increased 20.2 percent.

The overall Median Sales Price was up 4.5 percent to \$575,000. The property type with the largest price gain was the Single-Family Homes segment, where prices were up 4 percent to \$645,000. The price range that tended to sell the quickest was the \$250,001 to \$500,000 range at 29 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 96 days.

Market-wide, inventory levels were up 2.9 percent. However, the property type with the largest gain was the Condos - Townhomes segment, where they increased 14.3 percent. That amounts to 2.5 months supply for Single-Family homes and 2.3 months supply for Condos.

## Quick Facts

**+ 20.2%**

**+ 9.3%**

**- 5.7%**

Price Range With  
Strongest Pending Sales:  
**\$5,000,001 and Above**

Home Size With Strongest  
Pending Sales:  
**6,001 Sq Ft and Above**

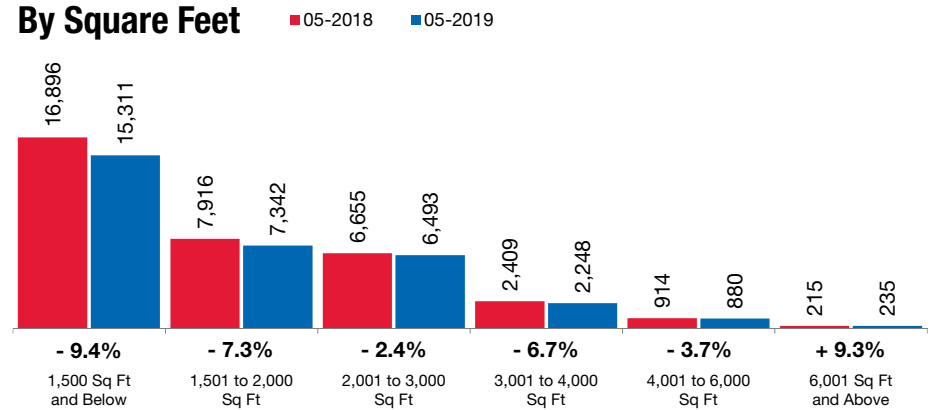
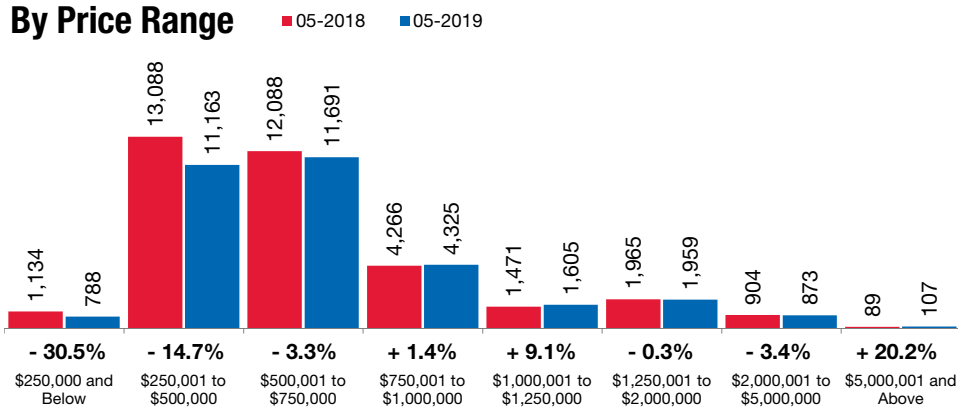
Property Type With  
Strongest Pending Sales:  
**Single-Family Homes**

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.



## All Properties

By Price Range	05-2018	05-2019	Change
\$250,000 and Below	1,134	788	-30.5%
\$250,001 to \$500,000	13,088	11,163	-14.7%
\$500,001 to \$750,000	12,088	11,691	-3.3%
\$750,001 to \$1,000,000	4,266	4,325	+1.4%
\$1,000,001 to \$1,250,000	1,471	1,605	+9.1%
\$1,250,001 to \$2,000,000	1,965	1,959	-0.3%
\$2,000,001 to \$5,000,000	904	873	-3.4%
\$5,000,001 and Above	89	107	+20.2%
<b>All Price Ranges</b>	<b>35,005</b>	<b>32,511</b>	<b>-7.1%</b>

## Single-Family Homes

05-2018	05-2019	Change	05-2018	05-2019	Change
132	102	-22.7%	1,002	686	-31.5%
5,748	4,587	-20.2%	7,340	6,576	-10.4%
9,574	9,265	-3.2%	2,514	2,426	-3.5%
3,620	3,681	+1.7%	646	644	-0.3%
1,263	1,410	+11.6%	208	195	-6.3%
1,715	1,715	0.0%	250	244	-2.4%
816	779	-4.5%	88	94	+6.8%
87	99	+13.8%	2	8	+300.0%
<b>22,955</b>	<b>21,638</b>	<b>-5.7%</b>	<b>12,050</b>	<b>10,873</b>	<b>-9.8%</b>

## Condos - Townhomes

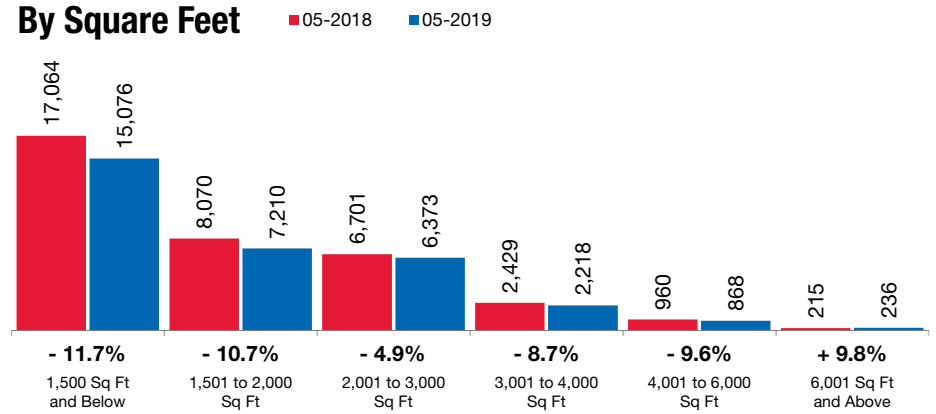
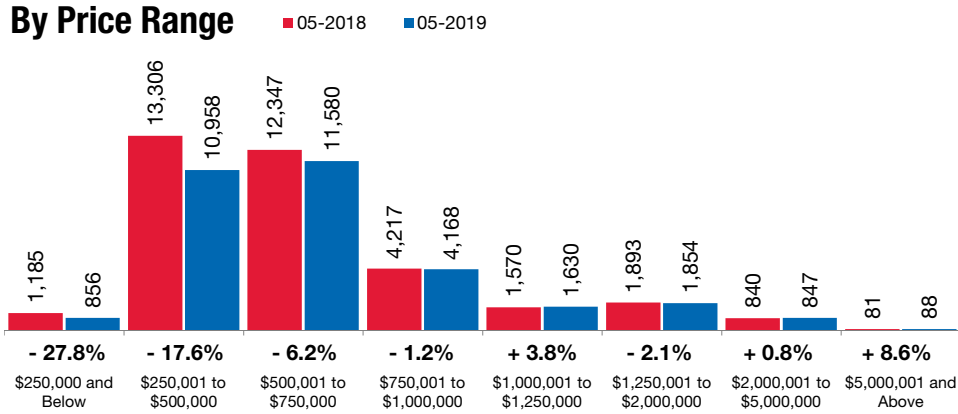
By Square Feet	05-2018	05-2019	Change
1,500 Sq Ft and Below	16,896	15,311	-9.4%
1,501 to 2,000 Sq Ft	7,916	7,342	-7.3%
2,001 to 3,000 Sq Ft	6,655	6,493	-2.4%
3,001 to 4,000 Sq Ft	2,409	2,248	-6.7%
4,001 to 6,000 Sq Ft	914	880	-3.7%
6,001 Sq Ft and Above	215	235	+9.3%
<b>All Square Footage</b>	<b>35,005</b>	<b>32,511</b>	<b>-7.1%</b>

05-2018	05-2019	Change	05-2018	05-2019	Change
7,165	6,605	-7.8%	9,731	8,706	-10.5%
5,985	5,578	-6.8%	1,931	1,764	-8.6%
6,282	6,113	-2.7%	373	380	+1.9%
2,397	2,231	-6.9%	12	17	+41.7%
911	876	-3.8%	3	4	+33.3%
215	234	+8.8%	0	1	0.0%
<b>22,955</b>	<b>21,638</b>	<b>-5.7%</b>	<b>12,050</b>	<b>10,873</b>	<b>-9.8%</b>



# Closed Sales

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



## All Properties

By Price Range	05-2018	05-2019	Change
\$250,000 and Below	1,185	856	- 27.8%
\$250,001 to \$500,000	13,306	10,958	- 17.6%
\$500,001 to \$750,000	12,347	11,580	- 6.2%
\$750,001 to \$1,000,000	4,217	4,168	- 1.2%
\$1,000,001 to \$1,250,000	1,570	1,630	+ 3.8%
\$1,250,001 to \$2,000,000	1,893	1,854	- 2.1%
\$2,000,001 to \$5,000,000	840	847	+ 0.8%
\$5,000,001 and Above	81	88	+ 8.6%
<b>All Price Ranges</b>	<b>35,439</b>	<b>31,981</b>	<b>- 9.8%</b>

## Single-Family Homes

05-2018	05-2019	Change	05-2018	05-2019	Change
146	119	- 18.5%	1,039	737	- 29.1%
5,957	4,522	- 24.1%	7,349	6,436	- 12.4%
9,753	9,183	- 5.8%	2,594	2,397	- 7.6%
3,585	3,523	- 1.7%	632	645	+ 2.1%
1,374	1,436	+ 4.5%	196	194	- 1.0%
1,647	1,627	- 1.2%	246	227	- 7.7%
749	765	+ 2.1%	91	82	- 9.9%
81	82	+ 1.2%	0	6	0.0%
<b>23,292</b>	<b>21,257</b>	<b>- 8.7%</b>	<b>12,147</b>	<b>10,724</b>	<b>- 11.7%</b>

## Condos - Townhomes

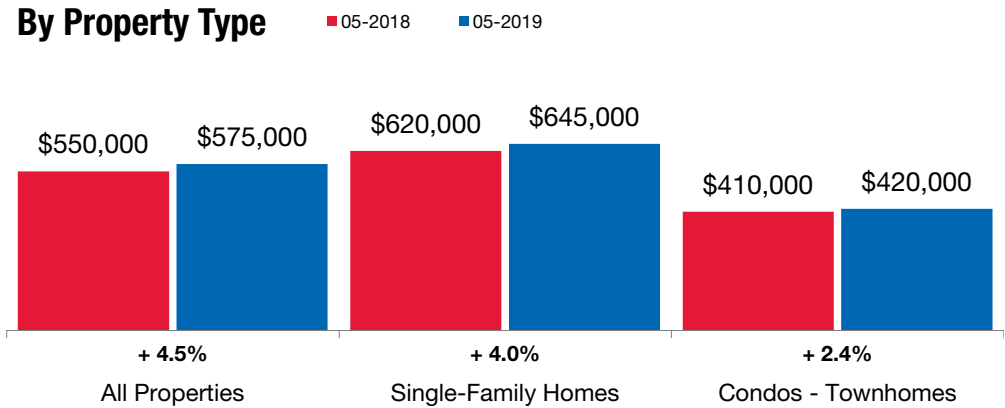
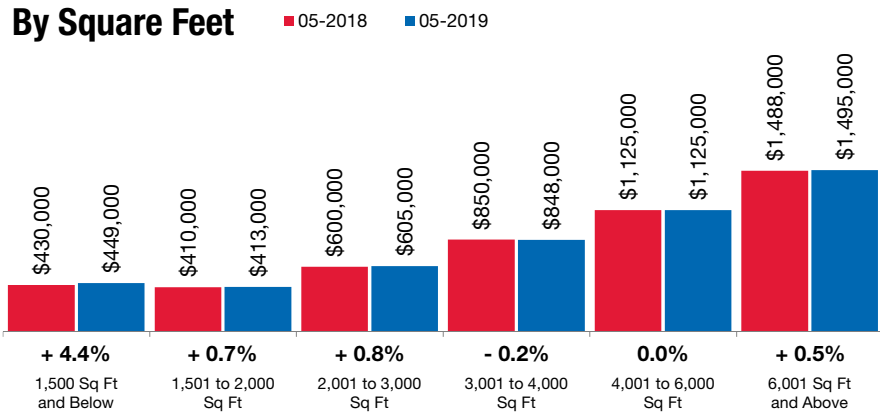
By Square Feet	05-2018	05-2019	Change
1,500 Sq Ft and Below	17,064	15,076	- 11.7%
1,501 to 2,000 Sq Ft	8,070	7,210	- 10.7%
2,001 to 3,000 Sq Ft	6,701	6,373	- 4.9%
3,001 to 4,000 Sq Ft	2,429	2,218	- 8.7%
4,001 to 6,000 Sq Ft	960	868	- 9.6%
6,001 Sq Ft and Above	215	236	+ 9.8%
<b>All Square Footage</b>	<b>35,439</b>	<b>31,981</b>	<b>- 9.8%</b>

05-2018	05-2019	Change	05-2018	05-2019	Change
7,257	6,486	- 10.6%	9,807	8,590	- 12.4%
6,105	5,468	- 10.4%	1,965	1,742	- 11.3%
6,339	6,005	- 5.3%	362	368	+ 1.7%
2,419	2,197	- 9.2%	10	21	+ 110.0%
957	866	- 9.5%	3	2	- 33.3%
215	235	+ 9.3%	0	1	0.0%
<b>23,292</b>	<b>21,257</b>	<b>- 8.7%</b>	<b>12,147</b>	<b>10,724</b>	<b>- 11.7%</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.**

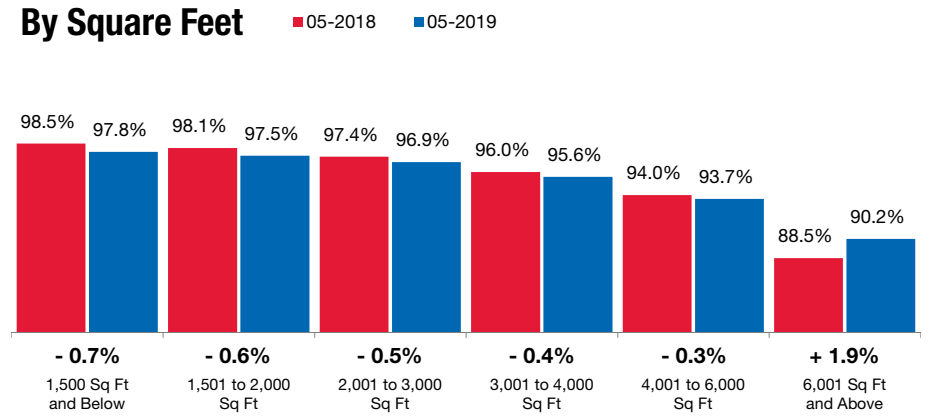
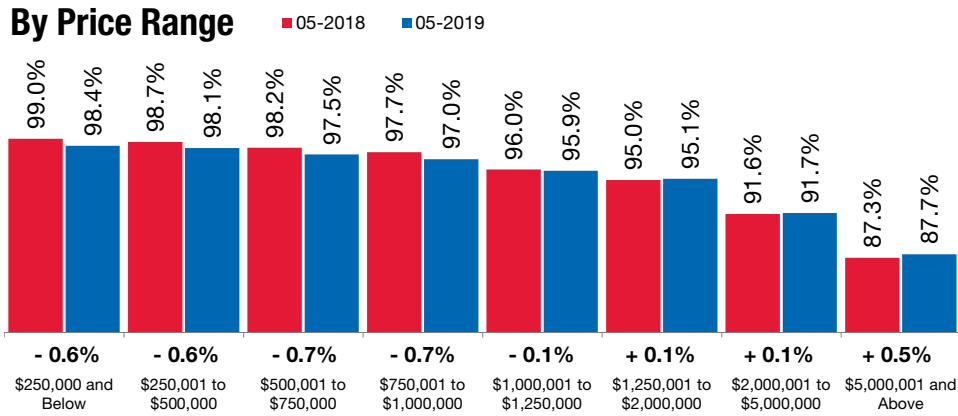


By Square Feet	All Properties		
	05-2018	05-2019	Change
1,500 Sq Ft and Below	\$430,000	\$449,000	+ 4.4%
1,501 to 2,000 Sq Ft	\$410,000	\$413,000	+ 0.7%
2,001 to 3,000 Sq Ft	\$600,000	\$605,000	+ 0.8%
3,001 to 4,000 Sq Ft	\$850,000	\$848,000	- 0.2%
4,001 to 6,000 Sq Ft	\$1,125,000	\$1,125,000	0.0%
6,001 Sq Ft and Above	\$1,488,000	\$1,495,000	+ 0.5%
<b>All Square Footage</b>	<b>\$550,000</b>	<b>\$575,000</b>	<b>+ 4.5%</b>

	Single-Family Homes			Condos - Townhomes		
	05-2018	05-2019	Change	05-2018	05-2019	Change
	\$475,000	\$498,000	+ 4.8%	\$375,100	\$385,000	+ 2.6%
	\$442,000	\$450,000	+ 1.8%	\$369,000	\$372,000	+ 0.8%
	\$602,000	\$609,000	+ 1.2%	\$591,500	\$595,000	+ 0.6%
	\$850,000	\$849,900	- 0.0%	\$840,407	\$840,000	- 0.0%
	\$1,125,000	\$1,125,000	0.0%	\$1,100,000	\$1,120,000	+ 1.8%
	\$1,488,000	\$1,500,000	+ 0.8%	\$1,488,438	\$1,450,000	- 2.6%
	<b>\$620,000</b>	<b>\$645,000</b>	<b>+ 4.0%</b>	<b>\$410,000</b>	<b>\$420,000</b>	<b>+ 2.4%</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.**



## All Properties

By Price Range	05-2018	05-2019	Change
\$250,000 and Below	99.0%	98.4%	-0.6%
\$250,001 to \$500,000	98.7%	98.1%	-0.6%
\$500,001 to \$750,000	98.2%	97.5%	-0.7%
\$750,001 to \$1,000,000	97.7%	97.0%	-0.7%
\$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	91.6%	91.7%	+0.1%
\$5,000,001 and Above	87.3%	87.7%	+0.5%
<b>All Price Ranges</b>	<b>97.9%</b>	<b>97.2%</b>	<b>-0.7%</b>

## Single-Family Homes

05-2018	05-2019	Change	05-2018	05-2019	Change
96.0%	95.8%	-0.2%	99.4%	98.7%	-0.7%
98.6%	98.3%	-0.3%	98.8%	98.0%	-0.8%
98.1%	97.4%	-0.7%	98.4%	97.6%	-0.8%
97.8%	97.1%	-0.7%	97.1%	96.7%	-0.4%
96.2%	96.2%	0.0%	94.9%	93.8%	-1.2%
95.0%	95.2%	+0.2%	95.0%	94.3%	-0.7%
91.2%	91.4%	+0.2%	95.3%	94.4%	-0.9%
87.4%	87.9%	+0.6%	81.4%	84.7%	+4.1%
<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	05-2018	05-2019	Change
1,500 Sq Ft and Below	98.5%	97.8%	-0.7%
1,501 to 2,000 Sq Ft	98.1%	97.5%	-0.6%
2,001 to 3,000 Sq Ft	97.4%	96.9%	-0.5%
3,001 to 4,000 Sq Ft	96.0%	95.6%	-0.4%
4,001 to 6,000 Sq Ft	94.0%	93.7%	-0.3%
6,001 Sq Ft and Above	88.5%	90.2%	+1.9%
<b>All Square Footage</b>	<b>97.9%</b>	<b>97.2%</b>	<b>-0.7%</b>

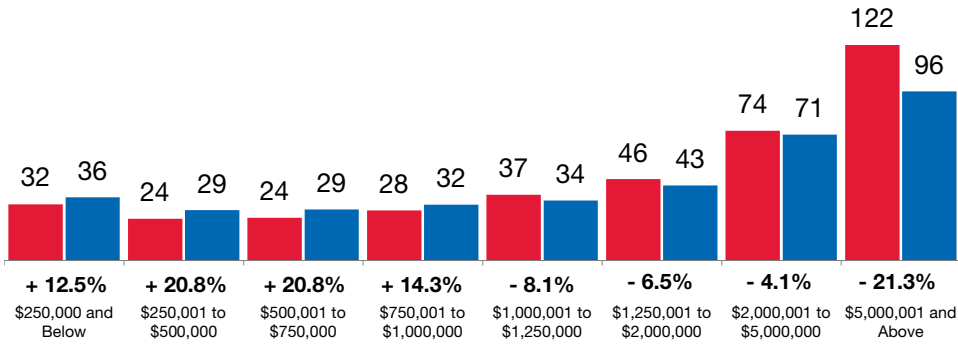
05-2018	05-2019	Change	05-2018	05-2019	Change
98.4%	97.7%	-0.7%	98.7%	97.8%	-0.9%
98.1%	97.5%	-0.6%	98.2%	97.4%	-0.8%
97.4%	97.0%	-0.4%	96.9%	96.0%	-0.9%
96.0%	95.7%	-0.3%	96.1%	92.0%	-4.3%
94.0%	93.7%	-0.3%	92.8%	92.3%	-0.5%
88.5%	90.1%	+1.8%	--	103.4%	--
<b>97.5%</b>	<b>97.0%</b>	<b>-0.5%</b>	<b>98.5%</b>	<b>97.7%</b>	<b>-0.8%</b>



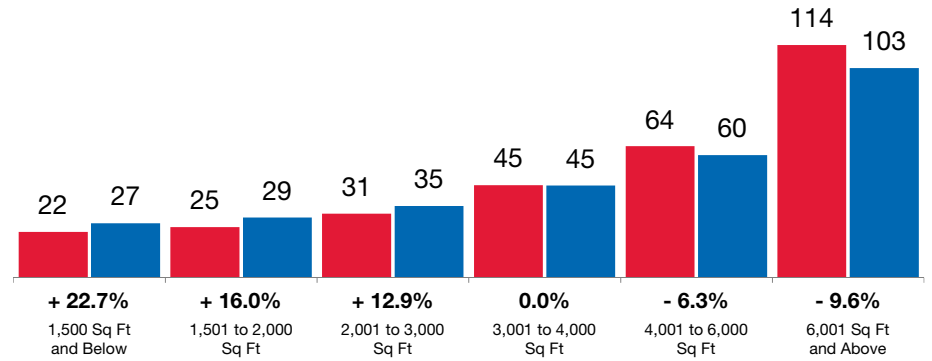
# Days on Market Until Sale

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** ■ 05-2018 ■ 05-2019



**By Square Feet** ■ 05-2018 ■ 05-2019



## All Properties

By Price Range	05-2018	05-2019	Change
\$250,000 and Below	32	36	+ 12.5%
\$250,001 to \$500,000	24	29	+ 20.8%
\$500,001 to \$750,000	24	29	+ 20.8%
\$750,001 to \$1,000,000	28	32	+ 14.3%
\$1,000,001 to \$1,250,000	37	34	- 8.1%
\$1,250,001 to \$2,000,000	46	43	- 6.5%
\$2,000,001 to \$5,000,000	74	71	- 4.1%
\$5,000,001 and Above	122	96	- 21.3%
<b>All Price Ranges</b>	<b>28</b>	<b>32</b>	<b>+ 14.3%</b>

## Single-Family Homes

05-2018	05-2019	Change
67	51	- 23.9%
27	31	+ 14.8%
25	29	+ 16.0%
27	31	+ 14.8%
35	32	- 8.6%
45	42	- 6.7%
76	74	- 2.6%
122	99	- 18.9%
<b>30</b>	<b>33</b>	<b>+ 10.0%</b>

## Condos - Townhomes

05-2018	05-2019	Change
27	33	+ 22.2%
21	27	+ 28.6%
22	27	+ 22.7%
35	38	+ 8.6%
51	45	- 11.8%
51	47	- 7.8%
53	46	- 13.2%
--	53	--
<b>24</b>	<b>29</b>	<b>+ 20.8%</b>

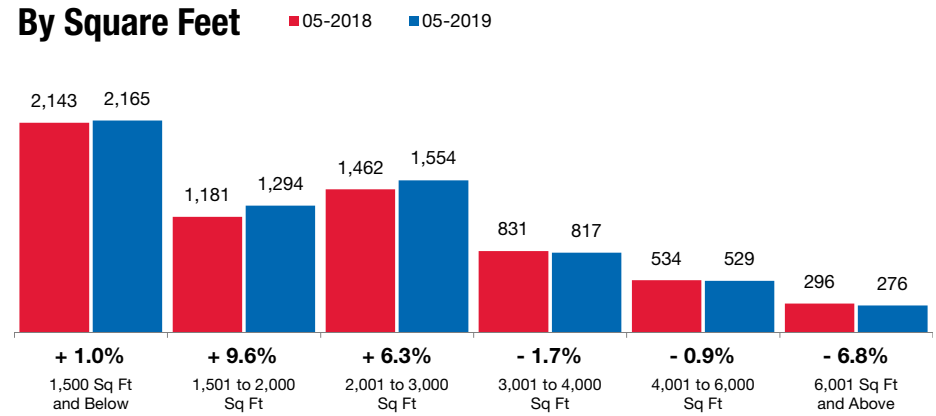
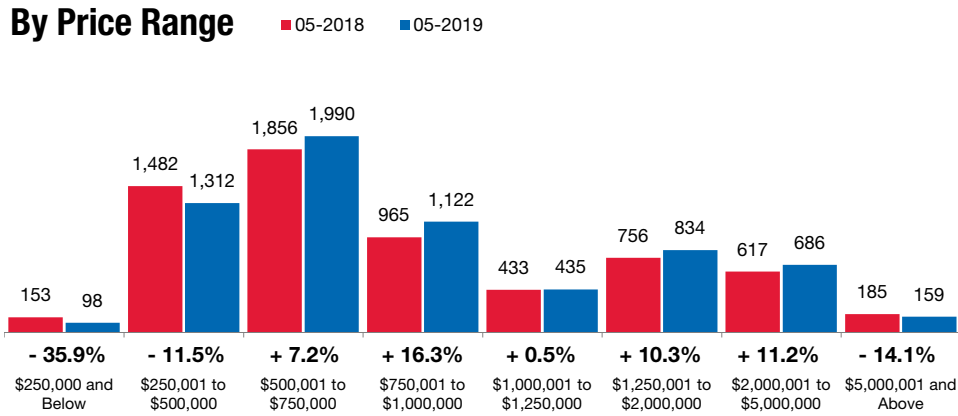
By Square Feet	05-2018	05-2019	Change
1,500 Sq Ft and Below	22	27	+ 22.7%
1,501 to 2,000 Sq Ft	25	29	+ 16.0%
2,001 to 3,000 Sq Ft	31	35	+ 12.9%
3,001 to 4,000 Sq Ft	45	45	0.0%
4,001 to 6,000 Sq Ft	64	60	- 6.3%
6,001 Sq Ft and Above	114	103	- 9.6%
<b>All Square Footage</b>	<b>28</b>	<b>32</b>	<b>+ 14.3%</b>

05-2018	05-2019	Change
22	25	+ 13.6%
24	28	+ 16.7%
31	35	+ 12.9%
45	45	0.0%
64	60	- 6.3%
114	103	- 9.6%
<b>30</b>	<b>33</b>	<b>+ 10.0%</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	05-2018	05-2019	Change
\$250,000 and Below	153	98	- 35.9%
\$250,001 to \$500,000	1,482	1,312	- 11.5%
\$500,001 to \$750,000	1,856	1,990	+ 7.2%
\$750,001 to \$1,000,000	965	1,122	+ 16.3%
\$1,000,001 to \$1,250,000	433	435	+ 0.5%
\$1,250,001 to \$2,000,000	756	834	+ 10.3%
\$2,000,001 to \$5,000,000	617	686	+ 11.2%
\$5,000,001 and Above	185	159	- 14.1%
<b>All Price Ranges</b>	<b>6,447</b>	<b>6,636</b>	<b>+ 2.9%</b>

## Single-Family Homes

05-2018	05-2019	Change	05-2018	05-2019	Change
39	32	- 17.9%	114	66	- 42.1%
662	425	- 35.8%	820	887	+ 8.2%
1,449	1,473	+ 1.7%	407	517	+ 27.0%
794	893	+ 12.5%	171	229	+ 33.9%
351	342	- 2.6%	82	93	+ 13.4%
637	678	+ 6.4%	119	156	+ 31.1%
551	599	+ 8.7%	66	87	+ 31.8%
176	150	- 14.8%	9	9	0.0%
<b>4,659</b>	<b>4,592</b>	<b>- 1.4%</b>	<b>1,788</b>	<b>2,044</b>	<b>+ 14.3%</b>

## Condos - Townhomes

By Square Feet	05-2018	05-2019	Change
1,500 Sq Ft and Below	2,143	2,165	+ 1.0%
1,501 to 2,000 Sq Ft	1,181	1,294	+ 9.6%
2,001 to 3,000 Sq Ft	1,462	1,554	+ 6.3%
3,001 to 4,000 Sq Ft	831	817	- 1.7%
4,001 to 6,000 Sq Ft	534	529	- 0.9%
6,001 Sq Ft and Above	296	276	- 6.8%
<b>All Square Footage</b>	<b>6,447</b>	<b>6,636</b>	<b>+ 2.9%</b>

05-2018	05-2019	Change	05-2018	05-2019	Change
872	767	- 12.0%	1,271	1,398	+ 10.0%
800	846	+ 5.8%	381	448	+ 17.6%
1,343	1,385	+ 3.1%	119	169	+ 42.0%
821	791	- 3.7%	10	26	+ 160.0%
527	526	- 0.2%	7	3	- 57.1%
296	276	- 6.8%	0	0	--
<b>4,659</b>	<b>4,592</b>	<b>- 1.4%</b>	<b>1,788</b>	<b>2,044</b>	<b>+ 14.3%</b>

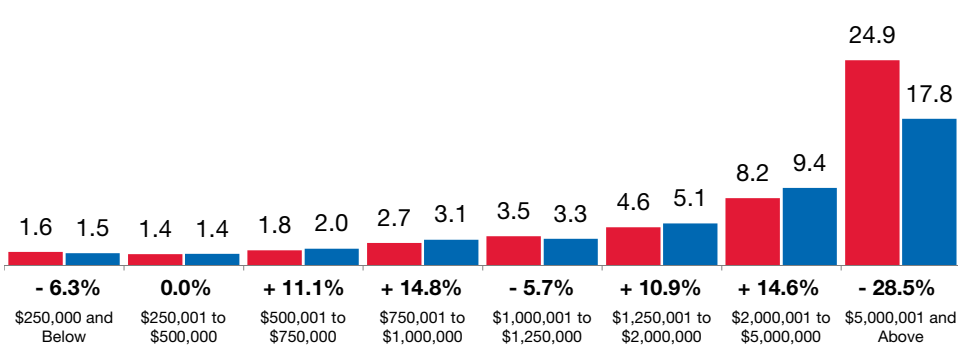


# Months Supply of Inventory

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.

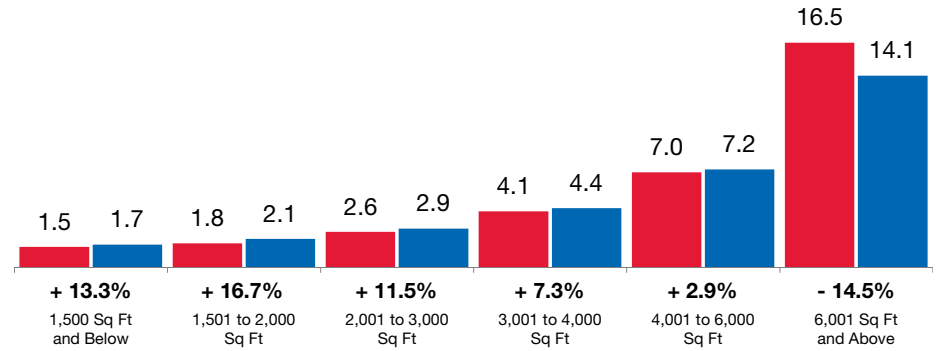
## By Price Range

■ 05-2018 ■ 05-2019



## By Square Feet

■ 05-2018 ■ 05-2019



### All Properties

By Price Range	05-2018	05-2019	Change
\$250,000 and Below	1.6	1.5	- 6.3%
\$250,001 to \$500,000	1.4	1.4	0.0%
\$500,001 to \$750,000	1.8	2.0	+ 11.1%
\$750,001 to \$1,000,000	2.7	3.1	+ 14.8%
\$1,000,001 to \$1,250,000	3.5	3.3	- 5.7%
\$1,250,001 to \$2,000,000	4.6	5.1	+ 10.9%
\$2,000,001 to \$5,000,000	8.2	9.4	+ 14.6%
\$5,000,001 and Above	24.9	17.8	- 28.5%
<b>All Price Ranges</b>	<b>2.2</b>	<b>2.4</b>	<b>+ 9.1%</b>

### Single-Family Homes

05-2018	05-2019	Change	05-2018	05-2019	Change
3.5	3.8	+ 8.6%	1.4	1.2	- 14.3%
1.4	1.1	- 21.4%	1.3	1.6	+ 23.1%
1.8	1.9	+ 5.6%	1.9	2.6	+ 36.8%
2.6	2.9	+ 11.5%	3.2	4.3	+ 34.4%
3.3	2.9	- 12.1%	4.7	5.7	+ 21.3%
4.5	4.7	+ 4.4%	5.7	7.7	+ 35.1%
8.1	9.2	+ 13.6%	9.0	11.1	+ 23.3%
24.3	18.2	- 25.1%	9.0	6.8	- 24.4%
<b>2.4</b>	<b>2.5</b>	<b>+ 4.2%</b>	<b>1.8</b>	<b>2.3</b>	<b>+ 27.8%</b>

### Condos - Townhomes

By Square Feet	05-2018	05-2019	Change
1,500 Sq Ft and Below	1.5	1.7	+ 13.3%
1,501 to 2,000 Sq Ft	1.8	2.1	+ 16.7%
2,001 to 3,000 Sq Ft	2.6	2.9	+ 11.5%
3,001 to 4,000 Sq Ft	4.1	4.4	+ 7.3%
4,001 to 6,000 Sq Ft	7.0	7.2	+ 2.9%
6,001 Sq Ft and Above	16.5	14.1	- 14.5%
<b>All Square Footage</b>	<b>2.2</b>	<b>2.4</b>	<b>+ 9.1%</b>

05-2018	05-2019	Change	05-2018	05-2019	Change
1.5	1.4	- 6.7%	1.6	1.9	+ 18.8%
1.6	1.8	+ 12.5%	2.4	3.0	+ 25.0%
2.6	2.7	+ 3.8%	3.8	5.3	+ 39.5%
4.1	4.3	+ 4.9%	5.0	13.8	+ 176.0%
6.9	7.2	+ 4.3%	7.0	2.3	- 67.1%
16.5	14.2	- 13.9%	--	--	--
<b>2.4</b>	<b>2.5</b>	<b>+ 4.2%</b>	<b>1.8</b>	<b>2.3</b>	<b>+ 27.8%</b>

