

Housing Supply Overview

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

January 2020

As the cost of renting continues to increase, consumers have more incentive to lock in their housing costs by purchasing a home. The latest CoreLogic Single-Family Rent Index report released this month saw the cost of renting single-family homes, including condos, up 3% in November 2019 versus November 2018. According to CoreLogic's data, single-family rents started climbing in 2010 and have stabilized around an annualized rate of 3% since early 2019. For the 12-month period spanning February 2019 through January 2020, Pending Sales in the San Diego were up 5.3 percent overall. The price range with the largest gain in sales was the \$1,000,001 to \$1,250,000 range, where they increased 15.2 percent.

The overall Median Sales Price was up 2.6 percent to \$585,000. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 2.4 percent to \$430,000. 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 98 days.

Market-wide, inventory levels were down 38.4 percent. The property type with the smallest decline was the Condos - Townhomes segment, where they decreased 30.9 percent. That amounts to 1.4 months supply for Single-Family homes and 1.5 months supply for Condos.

Quick Facts

+ 15.2%

+ 12.5%

+ 5.6%

Price Range With
Strongest Pending Sales:
\$1,000,001 to \$1,250,000

Home Size With Strongest
Pending Sales:
2,001 to 3,000 Sq Ft

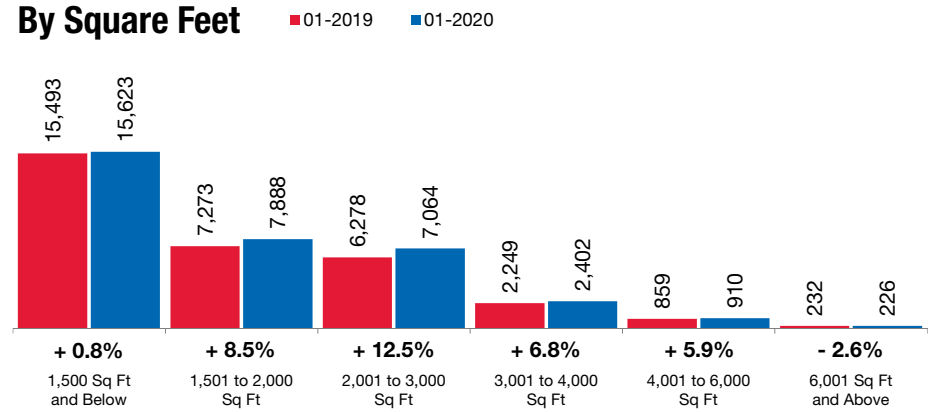
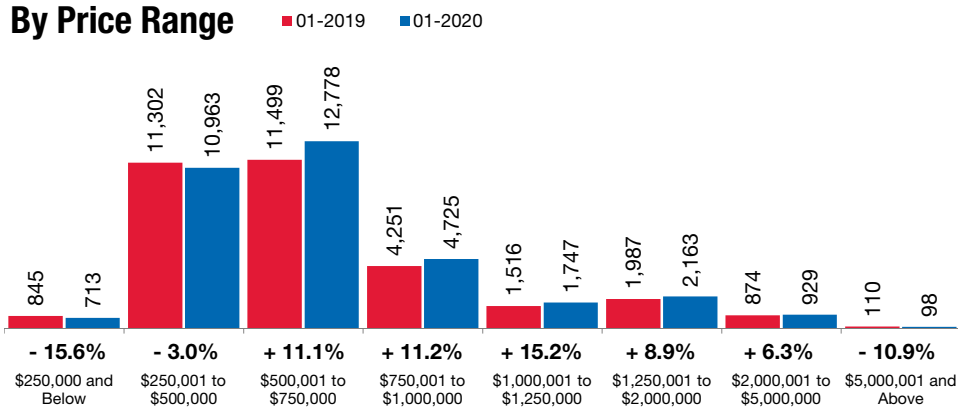
Property Type With
Strongest Pending Sales:
Single-Family Homes

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

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Pending Sales

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



All Properties

By Price Range	01-2019	01-2020	Change
\$250,000 and Below	845	713	-15.6%
\$250,001 to \$500,000	11,302	10,963	-3.0%
\$500,001 to \$750,000	11,499	12,778	+11.1%
\$750,001 to \$1,000,000	4,251	4,725	+11.2%
\$1,000,001 to \$1,250,000	1,516	1,747	+15.2%
\$1,250,001 to \$2,000,000	1,987	2,163	+8.9%
\$2,000,001 to \$5,000,000	874	929	+6.3%
\$5,000,001 and Above	110	98	-10.9%
All Price Ranges	32,384	34,116	+5.3%

Single-Family Homes

01-2019	01-2020	Change	01-2019	01-2020	Change
106	87	-17.9%	739	626	-15.3%
4,694	4,059	-13.5%	6,608	6,904	+4.5%
9,038	10,116	+11.9%	2,461	2,662	+8.2%
3,603	3,990	+10.7%	648	735	+13.4%
1,322	1,516	+14.7%	194	231	+19.1%
1,733	1,888	+8.9%	254	275	+8.3%
782	831	+6.3%	92	98	+6.5%
104	95	-8.7%	6	3	-50.0%
21,382	22,582	+5.6%	11,002	11,534	+4.8%

Condos - Townhomes

By Square Feet	01-2019	01-2020	Change
1,500 Sq Ft and Below	15,493	15,623	+0.8%
1,501 to 2,000 Sq Ft	7,273	7,888	+8.5%
2,001 to 3,000 Sq Ft	6,278	7,064	+12.5%
3,001 to 4,000 Sq Ft	2,249	2,402	+6.8%
4,001 to 6,000 Sq Ft	859	910	+5.9%
6,001 Sq Ft and Above	232	226	-2.6%
All Square Footage	32,384	34,116	+5.3%

01-2019	01-2020	Change	01-2019	01-2020	Change
6,618	6,590	-0.4%	8,875	9,033	+1.8%
5,530	5,848	+5.8%	1,743	2,040	+17.0%
5,915	6,632	+12.1%	363	432	+19.0%
2,228	2,382	+6.9%	21	20	-4.8%
859	903	+5.1%	0	7	0.0%
232	225	-3.0%	0	1	0.0%
21,382	22,582	+5.6%	11,002	11,534	+4.8%

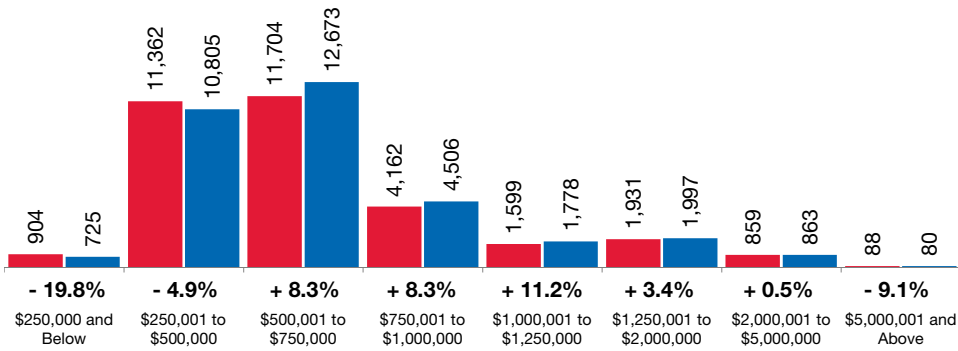


Closed Sales

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

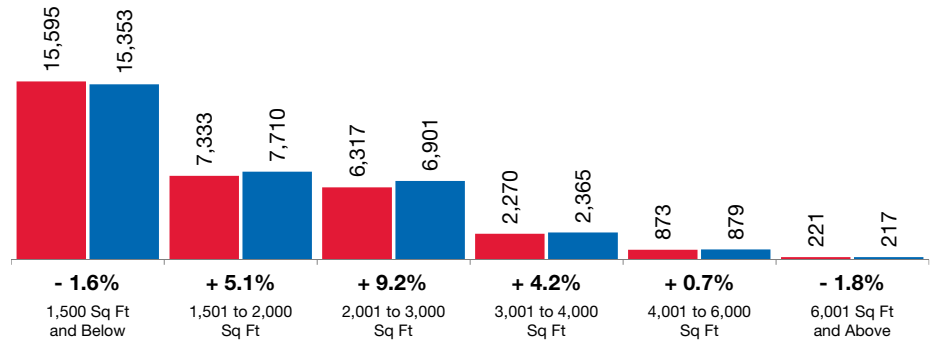
By Price Range

■ 01-2019 ■ 01-2020



By Square Feet

■ 01-2019 ■ 01-2020



All Properties

By Price Range	01-2019	01-2020	Change
\$250,000 and Below	904	725	- 19.8%
\$250,001 to \$500,000	11,362	10,805	- 4.9%
\$500,001 to \$750,000	11,704	12,673	+ 8.3%
\$750,001 to \$1,000,000	4,162	4,506	+ 8.3%
\$1,000,001 to \$1,250,000	1,599	1,778	+ 11.2%
\$1,250,001 to \$2,000,000	1,931	1,997	+ 3.4%
\$2,000,001 to \$5,000,000	859	863	+ 0.5%
\$5,000,001 and Above	88	80	- 9.1%
All Price Ranges	32,609	33,427	+ 2.5%

Single-Family Homes

01-2019	01-2020	Change	01-2019	01-2020	Change
119	88	- 26.1%	785	637	- 18.9%
4,761	4,030	- 15.4%	6,601	6,775	+ 2.6%
9,187	10,086	+ 9.8%	2,517	2,587	+ 2.8%
3,516	3,816	+ 8.5%	646	690	+ 6.8%
1,407	1,549	+ 10.1%	192	229	+ 19.3%
1,688	1,762	+ 4.4%	243	235	- 3.3%
768	776	+ 1.0%	91	87	- 4.4%
83	77	- 7.2%	5	3	- 40.0%
21,529	22,184	+ 3.0%	11,080	11,243	+ 1.5%

Condos - Townhomes

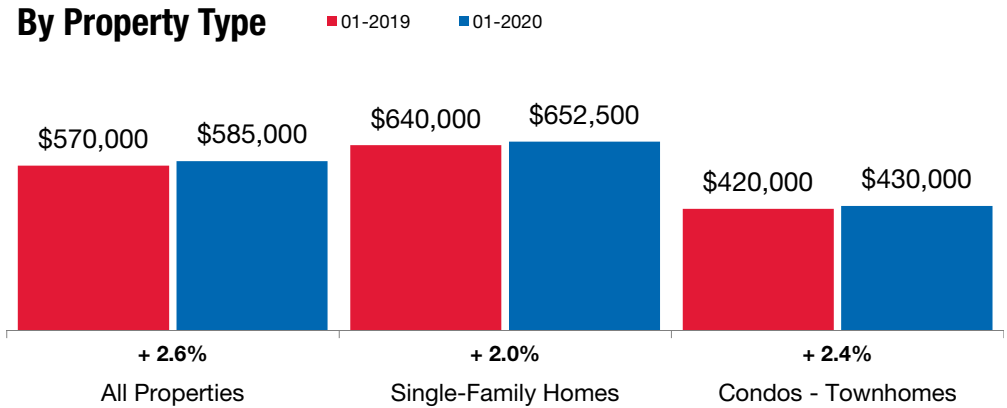
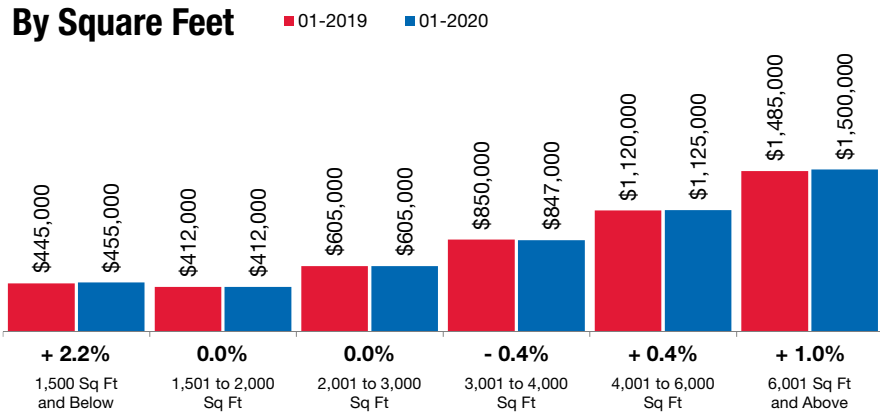
By Square Feet	01-2019	01-2020	Change
1,500 Sq Ft and Below	15,595	15,353	- 1.6%
1,501 to 2,000 Sq Ft	7,333	7,710	+ 5.1%
2,001 to 3,000 Sq Ft	6,317	6,901	+ 9.2%
3,001 to 4,000 Sq Ft	2,270	2,365	+ 4.2%
4,001 to 6,000 Sq Ft	873	879	+ 0.7%
6,001 Sq Ft and Above	221	217	- 1.8%
All Square Footage	32,609	33,427	+ 2.5%

01-2019	01-2020	Change	01-2019	01-2020	Change
6,668	6,509	- 2.4%	8,927	8,844	- 0.9%
5,560	5,746	+ 3.3%	1,773	1,964	+ 10.8%
5,957	6,493	+ 9.0%	360	408	+ 13.3%
2,251	2,346	+ 4.2%	19	19	0.0%
872	873	+ 0.1%	1	6	+ 500.0%
221	216	- 2.3%	0	1	0.0%
21,529	22,184	+ 3.0%	11,080	11,243	+ 1.5%



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.

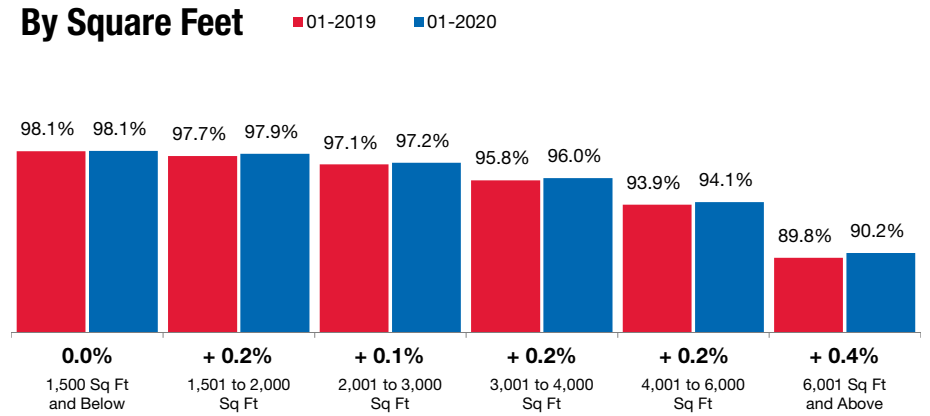
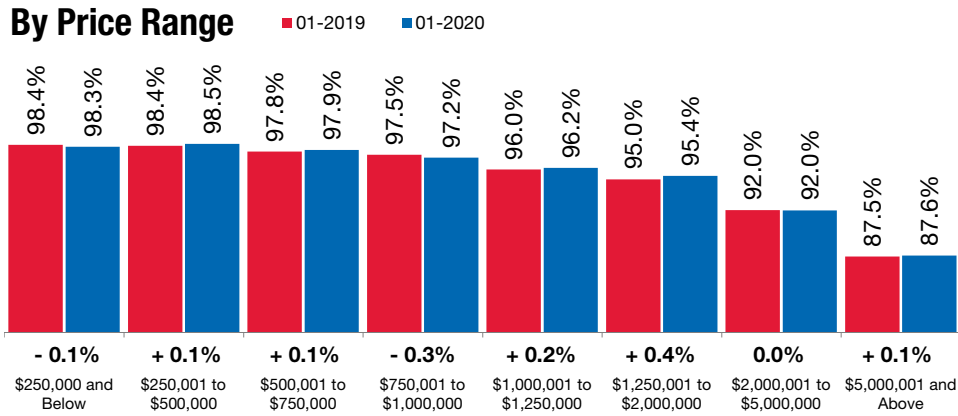


By Square Feet	All Properties		
	01-2019	01-2020	Change
1,500 Sq Ft and Below	\$445,000	\$455,000	+ 2.2%
1,501 to 2,000 Sq Ft	\$412,000	\$412,000	0.0%
2,001 to 3,000 Sq Ft	\$605,000	\$605,000	0.0%
3,001 to 4,000 Sq Ft	\$850,000	\$847,000	- 0.4%
4,001 to 6,000 Sq Ft	\$1,120,000	\$1,125,000	+ 0.4%
6,001 Sq Ft and Above	\$1,485,000	\$1,500,000	+ 1.0%
All Square Footage	\$570,000	\$585,000	+ 2.6%

	Single-Family Homes			Condos - Townhomes		
	01-2019	01-2020	Change	01-2019	01-2020	Change
	\$495,000	\$510,000	+ 3.0%	\$385,000	\$395,000	+ 2.6%
	\$450,000	\$455,000	+ 1.1%	\$370,000	\$380,000	+ 2.7%
	\$609,000	\$610,000	+ 0.2%	\$591,000	\$592,000	+ 0.2%
	\$850,000	\$848,625	- 0.2%	\$840,691	\$845,000	+ 0.5%
	\$1,120,000	\$1,125,000	+ 0.4%	\$1,105,000	\$1,125,000	+ 1.8%
	\$1,490,000	\$1,501,800	+ 0.8%	\$1,459,000	\$1,500,000	+ 2.8%
	\$640,000	\$652,500	+ 2.0%	\$420,000	\$430,000	+ 2.4%

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	01-2019	01-2020	Change
\$250,000 and Below	98.4%	98.3%	- 0.1%
\$250,001 to \$500,000	98.4%	98.5%	+ 0.1%
\$500,001 to \$750,000	97.8%	97.9%	+ 0.1%
\$750,001 to \$1,000,000	97.5%	97.2%	- 0.3%
\$1,000,001 to \$1,250,000	96.0%	96.2%	+ 0.2%
\$1,250,001 to \$2,000,000	95.0%	95.4%	+ 0.4%
\$2,000,001 to \$5,000,000	92.0%	92.0%	0.0%
\$5,000,001 and Above	87.5%	87.6%	+ 0.1%
All Price Ranges	97.5%	97.6%	+ 0.1%

Single-Family Homes

01-2019	01-2020	Change	01-2019	01-2020	Change
96.2%	94.8%	- 1.5%	98.7%	98.7%	0.0%
98.4%	98.9%	+ 0.5%	98.3%	98.3%	0.0%
97.7%	98.0%	+ 0.3%	98.0%	97.6%	- 0.4%
97.5%	97.2%	- 0.3%	97.0%	96.9%	- 0.1%
96.3%	96.4%	+ 0.1%	94.1%	94.7%	+ 0.6%
95.1%	95.6%	+ 0.5%	94.6%	94.1%	- 0.5%
91.6%	91.9%	+ 0.3%	95.1%	92.6%	- 2.6%
87.7%	87.7%	0.0%	83.5%	84.5%	+ 1.2%
97.2%	97.4%	+ 0.2%	98.0%	97.9%	- 0.1%

Condos - Townhomes

By Square Feet	01-2019	01-2020	Change
1,500 Sq Ft and Below	98.1%	98.1%	0.0%
1,501 to 2,000 Sq Ft	97.7%	97.9%	+ 0.2%
2,001 to 3,000 Sq Ft	97.1%	97.2%	+ 0.1%
3,001 to 4,000 Sq Ft	95.8%	96.0%	+ 0.2%
4,001 to 6,000 Sq Ft	93.9%	94.1%	+ 0.2%
6,001 Sq Ft and Above	89.8%	90.2%	+ 0.4%
All Square Footage	97.5%	97.6%	+ 0.1%

01-2019	01-2020	Change	01-2019	01-2020	Change
98.0%	98.3%	+ 0.3%	98.2%	98.0%	- 0.2%
97.8%	98.0%	+ 0.2%	97.6%	97.7%	+ 0.1%
97.1%	97.3%	+ 0.2%	96.3%	96.4%	+ 0.1%
95.9%	96.0%	+ 0.1%	91.6%	94.2%	+ 2.8%
93.9%	94.2%	+ 0.3%	100.0%	89.6%	- 10.4%
89.8%	90.1%	+ 0.3%	--	103.4%	--
97.2%	97.4%	+ 0.2%	98.0%	97.9%	- 0.1%

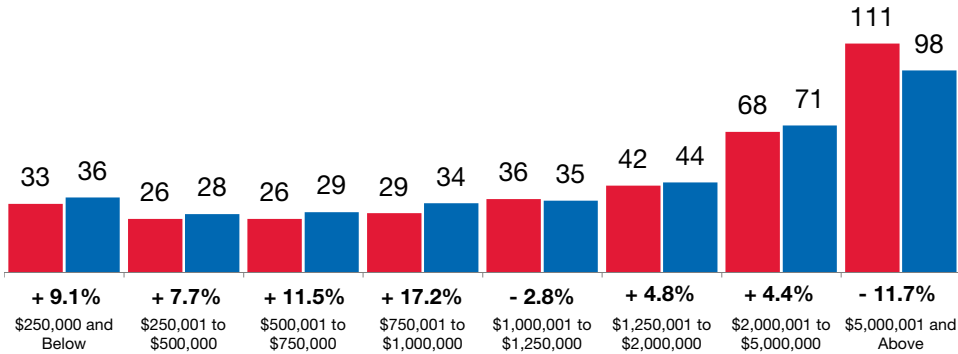


Days on Market Until Sale

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.

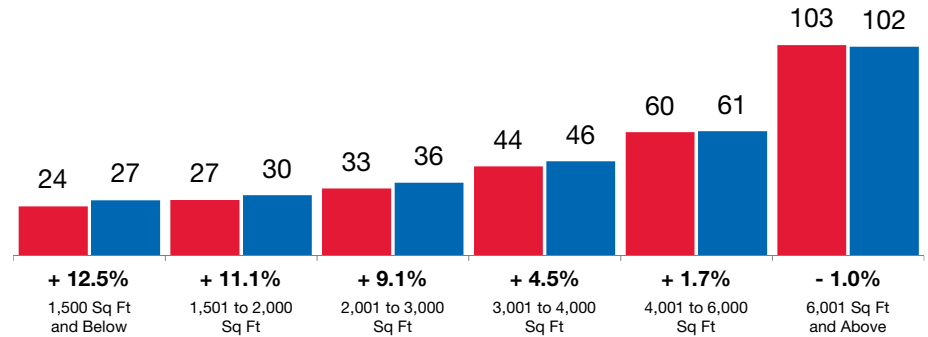
By Price Range

01-2019 01-2020



By Square Feet

01-2019 01-2020



All Properties

By Price Range	01-2019	01-2020	Change
\$250,000 and Below	33	36	+ 9.1%
\$250,001 to \$500,000	26	28	+ 7.7%
\$500,001 to \$750,000	26	29	+ 11.5%
\$750,001 to \$1,000,000	29	34	+ 17.2%
\$1,000,001 to \$1,250,000	36	35	- 2.8%
\$1,250,001 to \$2,000,000	42	44	+ 4.8%
\$2,000,001 to \$5,000,000	68	71	+ 4.4%
\$5,000,001 and Above	111	98	- 11.7%
All Price Ranges	29	32	+ 10.3%

Single-Family Homes

01-2019	01-2020	Change	01-2019	01-2020	Change
61	55	- 9.8%	29	34	+ 17.2%
28	30	+ 7.1%	24	28	+ 16.7%
26	29	+ 11.5%	25	30	+ 20.0%
28	32	+ 14.3%	35	43	+ 22.9%
35	32	- 8.6%	44	53	+ 20.5%
41	42	+ 2.4%	48	55	+ 14.6%
71	71	0.0%	42	78	+ 85.7%
115	101	- 12.2%	53	39	- 26.4%
31	33	+ 6.5%	26	31	+ 19.2%

Condos - Townhomes

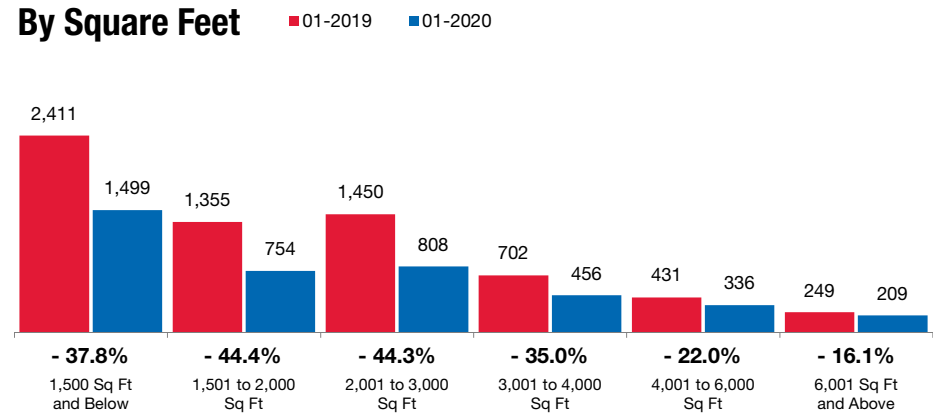
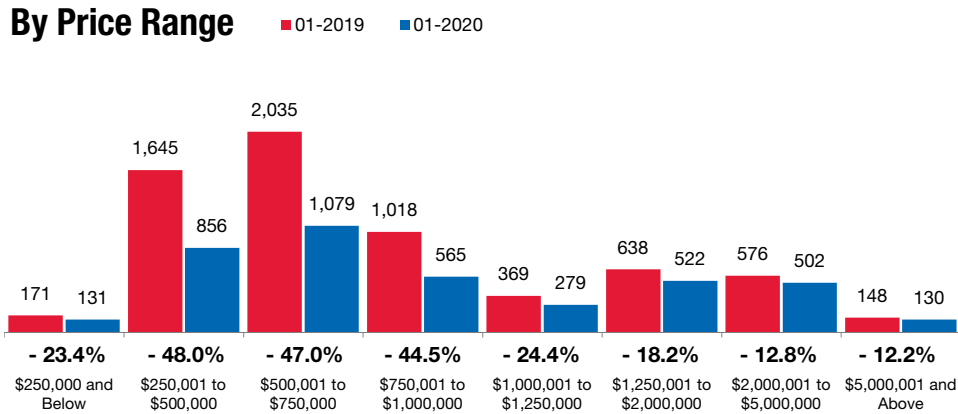
By Square Feet	01-2019	01-2020	Change
1,500 Sq Ft and Below	24	27	+ 12.5%
1,501 to 2,000 Sq Ft	27	30	+ 11.1%
2,001 to 3,000 Sq Ft	33	36	+ 9.1%
3,001 to 4,000 Sq Ft	44	46	+ 4.5%
4,001 to 6,000 Sq Ft	60	61	+ 1.7%
6,001 Sq Ft and Above	103	102	- 1.0%
All Square Footage	29	32	+ 10.3%

01-2019	01-2020	Change	01-2019	01-2020	Change
23	24	+ 4.3%	25	29	+ 16.0%
26	28	+ 7.7%	31	35	+ 12.9%
32	35	+ 9.4%	39	49	+ 25.6%
44	46	+ 4.5%	48	68	+ 41.7%
60	61	+ 1.7%	2	70	+ 3400.0%
103	102	- 1.0%	--	48	--
31	33	+ 6.5%	26	31	+ 19.2%



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	01-2019	01-2020	Change
\$250,000 and Below	171	131	- 23.4%
\$250,001 to \$500,000	1,645	856	- 48.0%
\$500,001 to \$750,000	2,035	1,079	- 47.0%
\$750,001 to \$1,000,000	1,018	565	- 44.5%
\$1,000,001 to \$1,250,000	369	279	- 24.4%
\$1,250,001 to \$2,000,000	638	522	- 18.2%
\$2,000,001 to \$5,000,000	576	502	- 12.8%
\$5,000,001 and Above	148	130	- 12.2%
All Price Ranges	6,600	4,064	- 38.4%

Single-Family Homes

01-2019	01-2020	Change	01-2019	01-2020	Change
45	45	0.0%	126	86	- 31.7%
673	313	- 53.5%	972	543	- 44.1%
1,594	777	- 51.3%	441	302	- 31.5%
786	390	- 50.4%	232	175	- 24.6%
288	187	- 35.1%	81	92	+ 13.6%
511	382	- 25.2%	127	140	+ 10.2%
501	419	- 16.4%	75	83	+ 10.7%
135	123	- 8.9%	13	7	- 46.2%
4,533	2,636	- 41.8%	2,067	1,428	- 30.9%

Condos - Townhomes

By Square Feet	01-2019	01-2020	Change
1,500 Sq Ft and Below	2,411	1,499	- 37.8%
1,501 to 2,000 Sq Ft	1,355	754	- 44.4%
2,001 to 3,000 Sq Ft	1,450	808	- 44.3%
3,001 to 4,000 Sq Ft	702	456	- 35.0%
4,001 to 6,000 Sq Ft	431	336	- 22.0%
6,001 Sq Ft and Above	249	209	- 16.1%
All Square Footage	6,600	4,064	- 38.4%

01-2019	01-2020	Change	01-2019	01-2020	Change
967	541	- 44.1%	1,444	958	- 33.7%
913	454	- 50.3%	442	300	- 32.1%
1,294	669	- 48.3%	156	139	- 10.9%
682	429	- 37.1%	20	27	+ 35.0%
426	332	- 22.1%	5	4	- 20.0%
249	209	- 16.1%	0	0	--
4,533	2,636	- 41.8%	2,067	1,428	- 30.9%

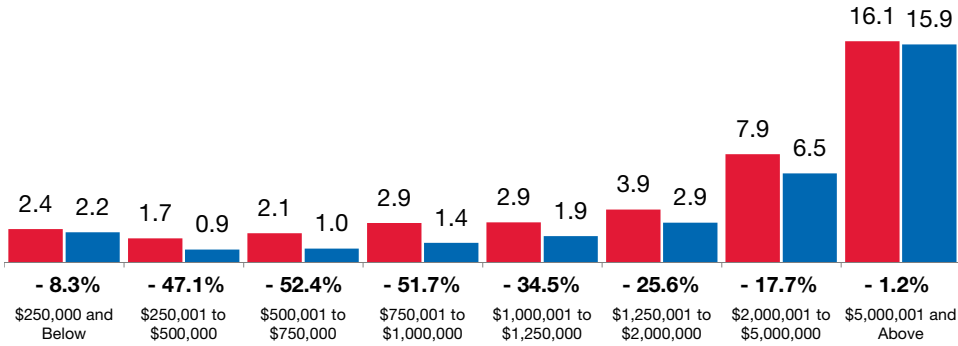


Months Supply of Inventory

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.

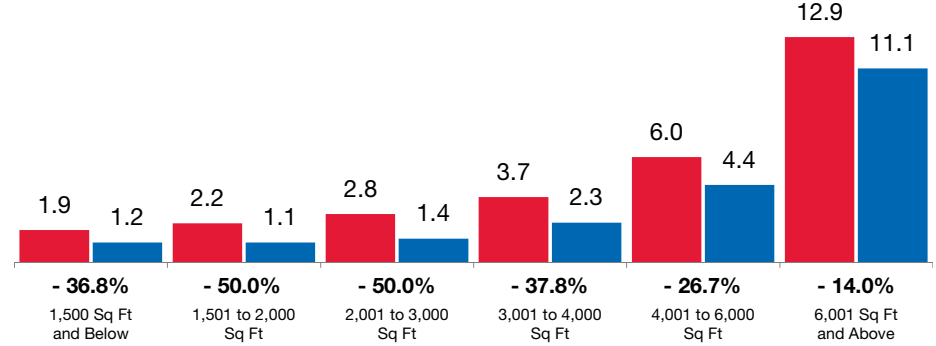
By Price Range

■ 01-2019 ■ 01-2020



By Square Feet

■ 01-2019 ■ 01-2020



All Properties

By Price Range	01-2019	01-2020	Change
\$250,000 and Below	2.4	2.2	- 8.3%
\$250,001 to \$500,000	1.7	0.9	- 47.1%
\$500,001 to \$750,000	2.1	1.0	- 52.4%
\$750,001 to \$1,000,000	2.9	1.4	- 51.7%
\$1,000,001 to \$1,250,000	2.9	1.9	- 34.5%
\$1,250,001 to \$2,000,000	3.9	2.9	- 25.6%
\$2,000,001 to \$5,000,000	7.9	6.5	- 17.7%
\$5,000,001 and Above	16.1	15.9	- 1.2%
All Price Ranges	2.4	1.4	- 41.7%

Single-Family Homes

01-2019	01-2020	Change	01-2019	01-2020	Change
5.1	6.2	+ 21.6%	2.0	1.6	- 20.0%
1.7	0.9	- 47.1%	1.8	0.9	- 50.0%
2.1	0.9	- 57.1%	2.2	1.4	- 36.4%
2.6	1.2	- 53.8%	4.3	2.9	- 32.6%
2.6	1.5	- 42.3%	5.0	4.8	- 4.0%
3.5	2.4	- 31.4%	6.0	6.1	+ 1.7%
7.7	6.1	- 20.8%	9.8	10.2	+ 4.1%
15.6	15.5	- 0.6%	8.7	7.0	- 19.5%
2.5	1.4	- 44.0%	2.3	1.5	- 34.8%

Condos - Townhomes

By Square Feet	01-2019	01-2020	Change
1,500 Sq Ft and Below	1.9	1.2	- 36.8%
1,501 to 2,000 Sq Ft	2.2	1.1	- 50.0%
2,001 to 3,000 Sq Ft	2.8	1.4	- 50.0%
3,001 to 4,000 Sq Ft	3.7	2.3	- 37.8%
4,001 to 6,000 Sq Ft	6.0	4.4	- 26.7%
6,001 Sq Ft and Above	12.9	11.1	- 14.0%
All Square Footage	2.4	1.4	- 41.7%

01-2019	01-2020	Change	01-2019	01-2020	Change
1.8	1.0	- 44.4%	2.0	1.3	- 35.0%
2.0	0.9	- 55.0%	3.0	1.8	- 40.0%
2.6	1.2	- 53.8%	5.2	3.9	- 25.0%
3.7	2.2	- 40.5%	9.5	10.8	+ 13.7%
6.0	4.4	- 26.7%	--	3.4	--
12.9	11.1	- 14.0%	--	--	--
2.5	1.4	- 44.0%	2.3	1.5	- 34.8%

