

Housing Supply Overview

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

April 2020

In April, the stock market pared some of its March losses while overall economic activity nationally continued to slow. With more than 20 million initial unemployment claims filed nationwide in April on top of more than 10 million initial claims in the last two weeks of March, suddenly much of the country is out of work, at least temporarily. This dramatic economic slowdown is reflected in this month's real estate activity, which is down significantly. For the 12-month period spanning May 2019 through April 2020, Pending Sales in the San Diego were down 1.2 percent overall. The price range with the largest gain in sales was the \$1,250,001 to \$2,000,000 range, where they increased 7.3 percent.

The overall Median Sales Price was up 3.3 percent to \$590,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 3.7 percent to \$665,000. 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 \$5,000,001 and Above range at 114 days.

Market-wide, inventory levels were down 31.8 percent. The property type with the smallest decline was the Condos - Townhomes segment, where they decreased 18.0 percent. That amounts to 1.6 months supply for Single-Family homes and 1.9 months supply for Condos.

Quick Facts

+ 7.3%

+ 2.5%

- 0.3%

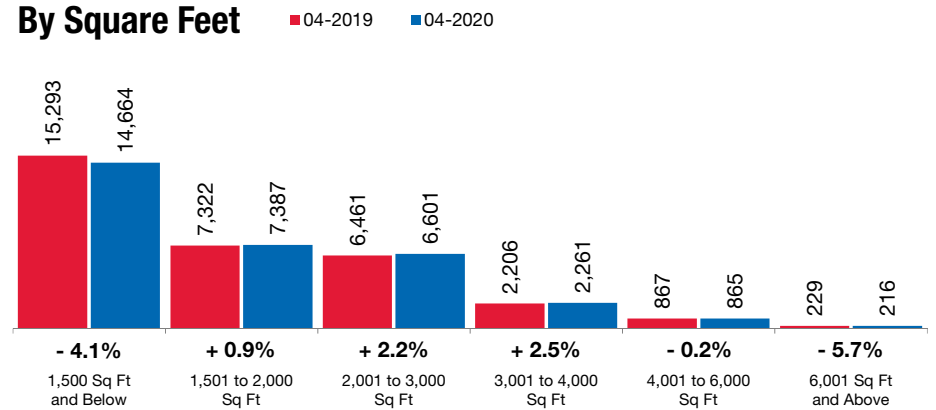
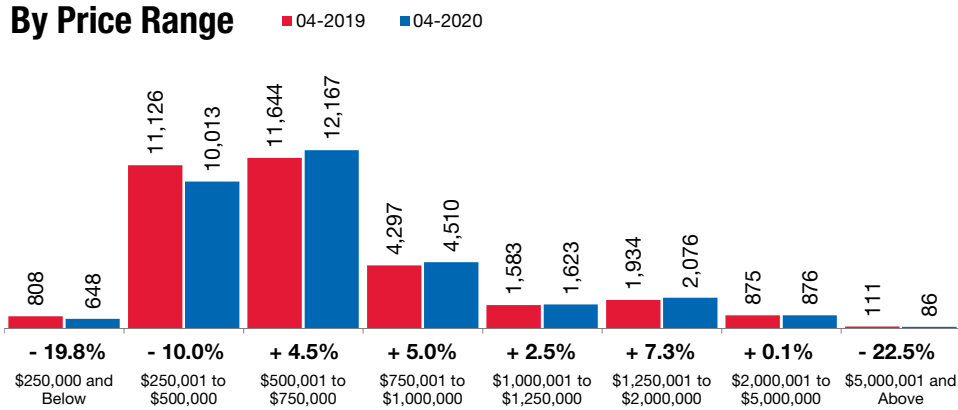
Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$1,250,001 to \$2,000,000	3,001 to 4,000 Sq Ft	Condos - Townhomes

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	04-2019	04-2020	Change
\$250,000 and Below	808	648	-19.8%
\$250,001 to \$500,000	11,126	10,013	-10.0%
\$500,001 to \$750,000	11,644	12,167	+4.5%
\$750,001 to \$1,000,000	4,297	4,510	+5.0%
\$1,000,001 to \$1,250,000	1,583	1,623	+2.5%
\$1,250,001 to \$2,000,000	1,934	2,076	+7.3%
\$2,000,001 to \$5,000,000	875	876	+0.1%
\$5,000,001 and Above	111	86	-22.5%
All Price Ranges	32,378	31,999	-1.2%

Single-Family Homes

04-2019	04-2020	Change	04-2019	04-2020	Change
110	76	-30.9%	698	572	-18.1%
4,575	3,557	-22.3%	6,551	6,456	-1.5%
9,225	9,604	+4.1%	2,419	2,563	+6.0%
3,637	3,825	+5.2%	660	685	+3.8%
1,388	1,403	+1.1%	195	220	+12.8%
1,693	1,827	+7.9%	241	249	+3.3%
778	783	+0.6%	97	93	-4.1%
104	84	-19.2%	7	2	-71.4%
21,510	21,159	-1.6%	10,868	10,840	-0.3%

Condos - Townhomes

By Square Feet	04-2019	04-2020	Change
1,500 Sq Ft and Below	15,293	14,664	-4.1%
1,501 to 2,000 Sq Ft	7,322	7,387	+0.9%
2,001 to 3,000 Sq Ft	6,461	6,601	+2.2%
3,001 to 4,000 Sq Ft	2,206	2,261	+2.5%
4,001 to 6,000 Sq Ft	867	865	-0.2%
6,001 Sq Ft and Above	229	216	-5.7%
All Square Footage	32,378	31,999	-1.2%

04-2019	04-2020	Change	04-2019	04-2020	Change
6,585	6,181	-6.1%	8,708	8,483	-2.6%
5,556	5,458	-1.8%	1,766	1,929	+9.2%
6,088	6,201	+1.9%	373	400	+7.2%
2,188	2,239	+2.3%	18	22	+22.2%
865	860	-0.6%	2	5	+150.0%
228	216	-5.3%	1	0	-100.0%
21,510	21,159	-1.6%	10,868	10,840	-0.3%

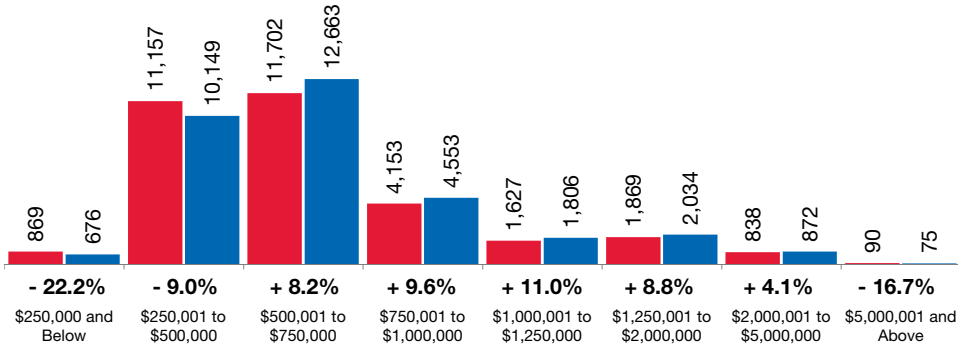


Closed Sales

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

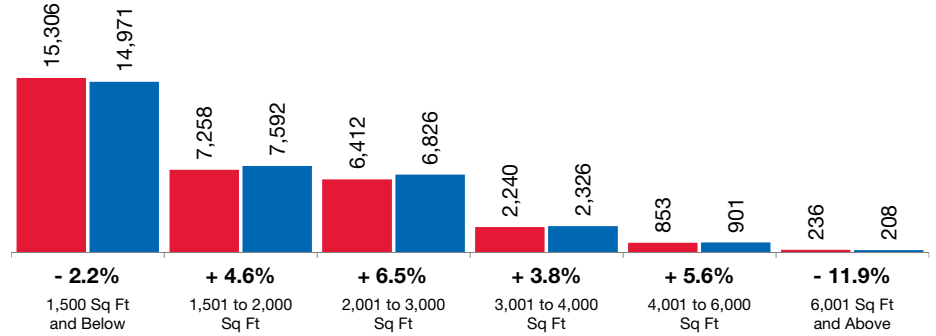
By Price Range

■ 04-2019 ■ 04-2020



By Square Feet

■ 04-2019 ■ 04-2020



All Properties

By Price Range	04-2019	04-2020	Change
\$250,000 and Below	869	676	- 22.2%
\$250,001 to \$500,000	11,157	10,149	- 9.0%
\$500,001 to \$750,000	11,702	12,663	+ 8.2%
\$750,001 to \$1,000,000	4,153	4,553	+ 9.6%
\$1,000,001 to \$1,250,000	1,627	1,806	+ 11.0%
\$1,250,001 to \$2,000,000	1,869	2,034	+ 8.8%
\$2,000,001 to \$5,000,000	838	872	+ 4.1%
\$5,000,001 and Above	90	75	- 16.7%
All Price Ranges	32,305	32,828	+ 1.6%

Single-Family Homes

04-2019	04-2020	Change	04-2019	04-2020	Change
121	79	- 34.7%	748	597	- 20.2%
4,648	3,538	- 23.9%	6,509	6,611	+ 1.6%
9,277	10,012	+ 7.9%	2,425	2,651	+ 9.3%
3,504	3,840	+ 9.6%	649	713	+ 9.9%
1,434	1,571	+ 9.6%	193	235	+ 21.8%
1,646	1,786	+ 8.5%	223	248	+ 11.2%
749	779	+ 4.0%	89	93	+ 4.5%
85	72	- 15.3%	5	3	- 40.0%
21,464	21,677	+ 1.0%	10,841	11,151	+ 2.9%

Condos - Townhomes

By Square Feet	04-2019	04-2020	Change
1,500 Sq Ft and Below	15,306	14,971	- 2.2%
1,501 to 2,000 Sq Ft	7,258	7,592	+ 4.6%
2,001 to 3,000 Sq Ft	6,412	6,826	+ 6.5%
3,001 to 4,000 Sq Ft	2,240	2,326	+ 3.8%
4,001 to 6,000 Sq Ft	853	901	+ 5.6%
6,001 Sq Ft and Above	236	208	- 11.9%
All Square Footage	32,305	32,828	+ 1.6%

04-2019	04-2020	Change	04-2019	04-2020	Change
6,595	6,272	- 4.9%	8,711	8,699	- 0.1%
5,521	5,601	+ 1.4%	1,737	1,991	+ 14.6%
6,040	6,394	+ 5.9%	372	432	+ 16.1%
2,220	2,305	+ 3.8%	20	21	+ 5.0%
852	895	+ 5.0%	1	6	+ 500.0%
236	207	- 12.3%	0	1	0.0%
21,464	21,677	+ 1.0%	10,841	11,151	+ 2.9%

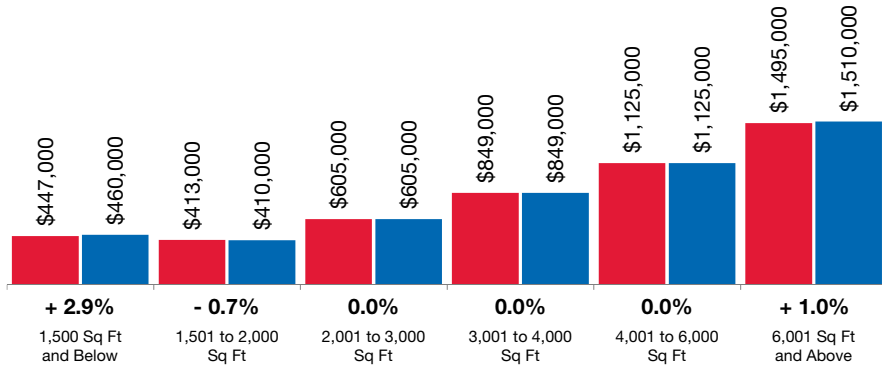


Median Sales Price

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.

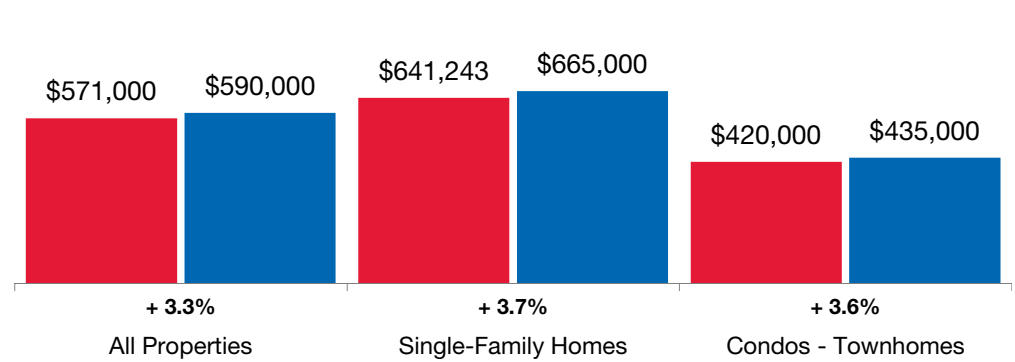
By Square Feet

04-2019 04-2020



By Property Type

04-2019 04-2020



All Properties

By Square Feet	04-2019	04-2020	Change
1,500 Sq Ft and Below	\$447,000	\$460,000	+ 2.9%
1,501 to 2,000 Sq Ft	\$413,000	\$410,000	- 0.7%
2,001 to 3,000 Sq Ft	\$605,000	\$605,000	0.0%
3,001 to 4,000 Sq Ft	\$849,000	\$849,000	0.0%
4,001 to 6,000 Sq Ft	\$1,125,000	\$1,125,000	0.0%
6,001 Sq Ft and Above	\$1,495,000	\$1,510,000	+ 1.0%
All Square Footage	\$571,000	\$590,000	+ 3.3%

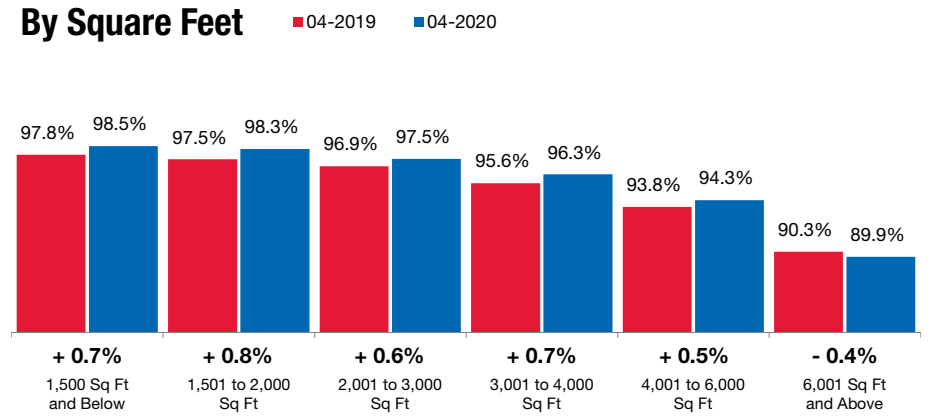
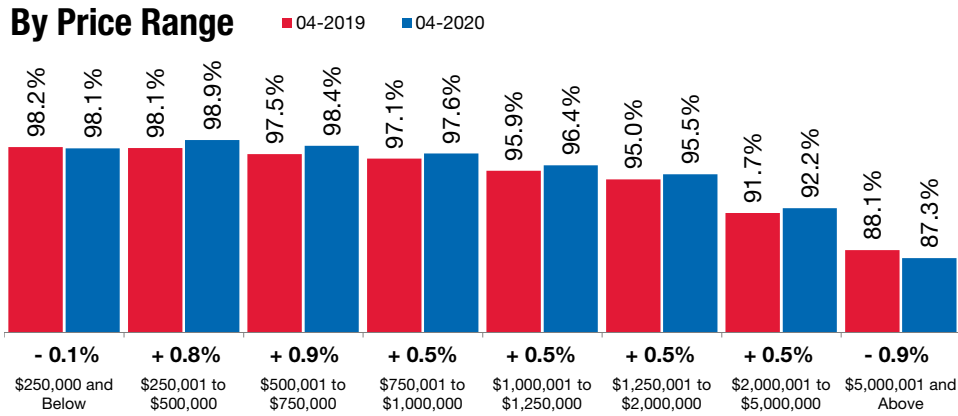
Single-Family Homes

04-2019	04-2020	Change	04-2019	04-2020	Change
\$495,000	\$517,000	+ 4.4%	\$385,000	\$398,600	+ 3.5%
\$450,000	\$455,000	+ 1.1%	\$370,000	\$380,000	+ 2.7%
\$610,000	\$610,000	0.0%	\$590,000	\$590,000	0.0%
\$850,000	\$849,243	- 0.1%	\$840,000	\$845,000	+ 0.6%
\$1,125,000	\$1,125,000	0.0%	\$1,110,000	\$1,125,000	+ 1.4%
\$1,500,000	\$1,507,750	+ 0.5%	\$1,450,000	\$1,522,500	+ 5.0%
\$641,243	\$665,000	+ 3.7%	\$420,000	\$435,000	+ 3.6%

Condos - Townhomes

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	04-2019	04-2020	Change
\$250,000 and Below	98.2%	98.1%	- 0.1%
\$250,001 to \$500,000	98.1%	98.9%	+ 0.8%
\$500,001 to \$750,000	97.5%	98.4%	+ 0.9%
\$750,001 to \$1,000,000	97.1%	97.6%	+ 0.5%
\$1,000,001 to \$1,250,000	95.9%	96.4%	+ 0.5%
\$1,250,001 to \$2,000,000	95.0%	95.5%	+ 0.5%
\$2,000,001 to \$5,000,000	91.7%	92.2%	+ 0.5%
\$5,000,001 and Above	88.1%	87.3%	- 0.9%
All Price Ranges	97.3%	97.9%	+ 0.6%

Single-Family Homes

04-2019	04-2020	Change	04-2019	04-2020	Change
96.2%	93.8%	- 2.5%	98.5%	98.6%	+ 0.1%
98.2%	99.4%	+ 1.2%	98.1%	98.6%	+ 0.5%
97.5%	98.5%	+ 1.0%	97.7%	97.9%	+ 0.2%
97.1%	97.7%	+ 0.6%	96.8%	97.3%	+ 0.5%
96.2%	96.7%	+ 0.5%	93.8%	94.9%	+ 1.2%
95.2%	95.7%	+ 0.5%	94.1%	94.6%	+ 0.5%
91.4%	92.2%	+ 0.9%	94.6%	92.4%	- 2.3%
88.4%	87.4%	- 1.1%	83.5%	84.5%	+ 1.2%
97.0%	97.8%	+ 0.8%	97.7%	98.1%	+ 0.4%

Condos - Townhomes

By Square Feet	04-2019	04-2020	Change
1,500 Sq Ft and Below	97.8%	98.5%	+ 0.7%
1,501 to 2,000 Sq Ft	97.5%	98.3%	+ 0.8%
2,001 to 3,000 Sq Ft	96.9%	97.5%	+ 0.6%
3,001 to 4,000 Sq Ft	95.6%	96.3%	+ 0.7%
4,001 to 6,000 Sq Ft	93.8%	94.3%	+ 0.5%
6,001 Sq Ft and Above	90.3%	89.9%	- 0.4%
All Square Footage	97.3%	97.9%	+ 0.6%

04-2019	04-2020	Change	04-2019	04-2020	Change
97.7%	98.8%	+ 1.1%	97.9%	98.3%	+ 0.4%
97.5%	98.4%	+ 0.9%	97.4%	97.9%	+ 0.5%
97.0%	97.6%	+ 0.6%	96.0%	96.5%	+ 0.5%
95.7%	96.3%	+ 0.6%	91.6%	93.8%	+ 2.4%
93.8%	94.3%	+ 0.5%	100.0%	89.6%	- 10.4%
90.3%	89.8%	- 0.6%	--	103.4%	--
97.0%	97.8%	+ 0.8%	97.7%	98.1%	+ 0.4%

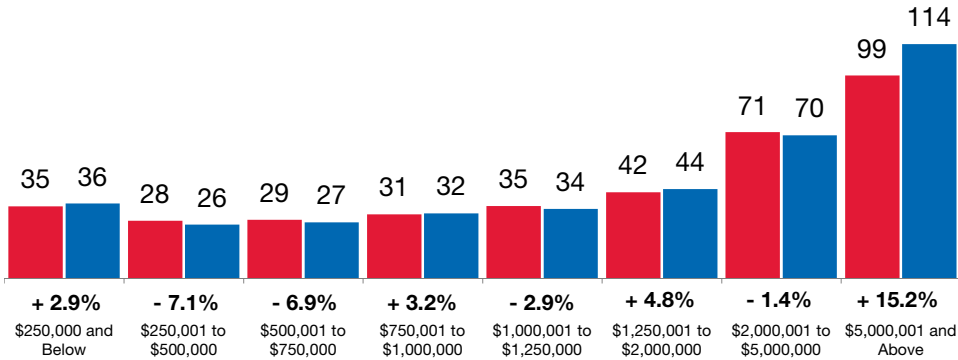


Days on Market Until Sale

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.

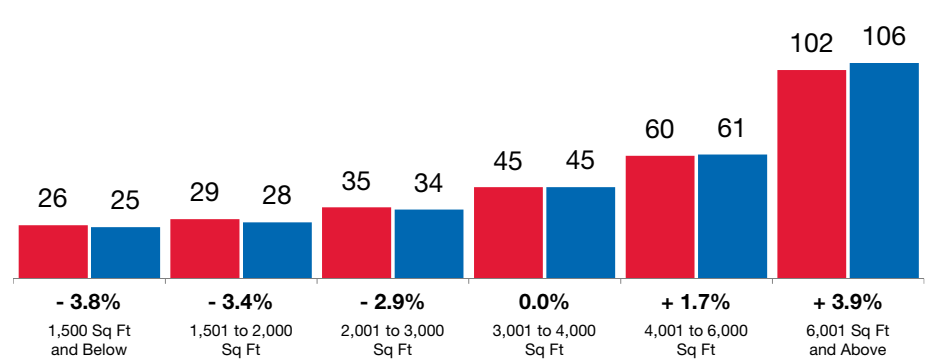
By Price Range

■ 04-2019 ■ 04-2020



By Square Feet

■ 04-2019 ■ 04-2020



All Properties

By Price Range	04-2019	04-2020	Change
\$250,000 and Below	35	36	+ 2.9%
\$250,001 to \$500,000	28	26	- 7.1%
\$500,001 to \$750,000	29	27	- 6.9%
\$750,001 to \$1,000,000	31	32	+ 3.2%
\$1,000,001 to \$1,250,000	35	34	- 2.9%
\$1,250,001 to \$2,000,000	42	44	+ 4.8%
\$2,000,001 to \$5,000,000	71	70	- 1.4%
\$5,000,001 and Above	99	114	+ 15.2%
All Price Ranges	31	30	- 3.2%

Single-Family Homes

04-2019	04-2020	Change	04-2019	04-2020	Change
54	66	+ 22.2%	32	33	+ 3.1%
30	28	- 6.7%	27	25	- 7.4%
29	27	- 6.9%	27	30	+ 11.1%
30	30	0.0%	36	42	+ 16.7%
34	32	- 5.9%	45	50	+ 11.1%
41	42	+ 2.4%	47	55	+ 17.0%
74	69	- 6.8%	44	71	+ 61.4%
102	117	+ 14.7%	53	39	- 26.4%
33	31	- 6.1%	28	29	+ 3.6%

Condos - Townhomes

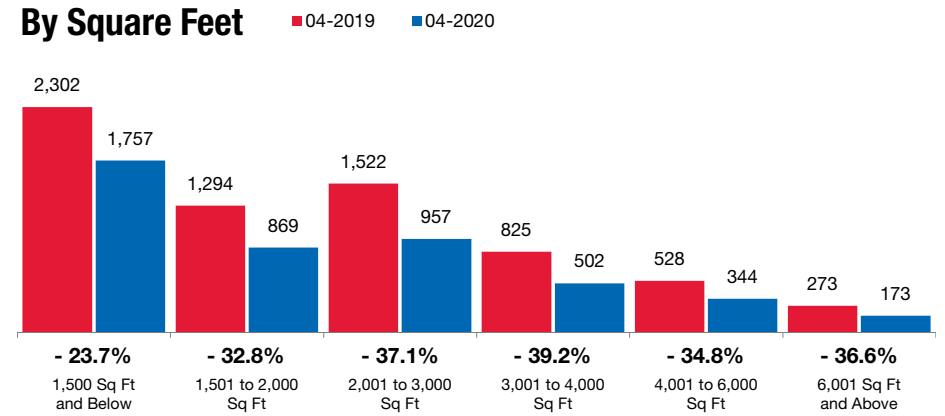
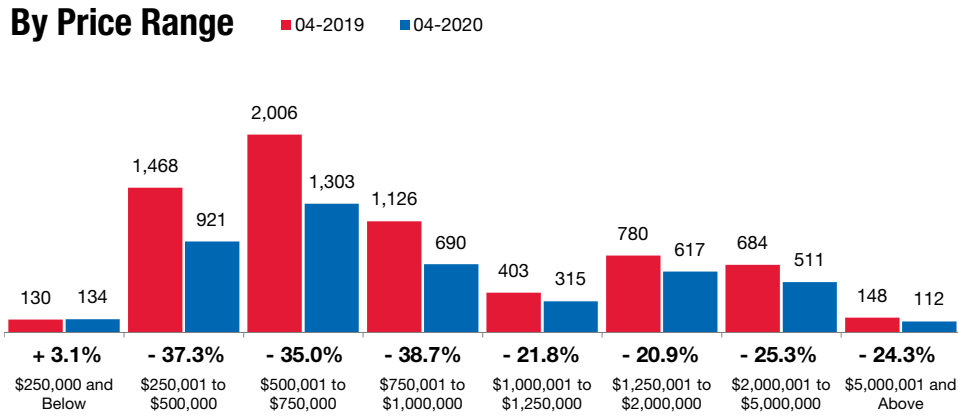
By Square Feet	04-2019	04-2020	Change
1,500 Sq Ft and Below	26	25	- 3.8%
1,501 to 2,000 Sq Ft	29	28	- 3.4%
2,001 to 3,000 Sq Ft	35	34	- 2.9%
3,001 to 4,000 Sq Ft	45	45	0.0%
4,001 to 6,000 Sq Ft	60	61	+ 1.7%
6,001 Sq Ft and Above	102	106	+ 3.9%
All Square Footage	31	30	- 3.2%

04-2019	04-2020	Change	04-2019	04-2020	Change
25	22	- 12.0%	27	27	0.0%
28	25	- 10.7%	33	34	+ 3.0%
35	33	- 5.7%	40	49	+ 22.5%
45	45	0.0%	53	63	+ 18.9%
60	61	+ 1.7%	2	70	+ 3400.0%
102	106	+ 3.9%	--	48	--
33	31	- 6.1%	28	29	+ 3.6%



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	04-2019	04-2020	Change
\$250,000 and Below	130	134	+ 3.1%
\$250,001 to \$500,000	1,468	921	- 37.3%
\$500,001 to \$750,000	2,006	1,303	- 35.0%
\$750,001 to \$1,000,000	1,126	690	- 38.7%
\$1,000,001 to \$1,250,000	403	315	- 21.8%
\$1,250,001 to \$2,000,000	780	617	- 20.9%
\$2,000,001 to \$5,000,000	684	511	- 25.3%
\$5,000,001 and Above	148	112	- 24.3%
All Price Ranges	6,745	4,603	- 31.8%

Single-Family Homes

04-2019	04-2020	Change	04-2019	04-2020	Change
37	40	+ 8.1%	93	94	+ 1.1%
537	258	- 52.0%	931	663	- 28.8%
1,502	875	- 41.7%	504	428	- 15.1%
876	497	- 43.3%	250	193	- 22.8%
316	221	- 30.1%	87	94	+ 8.0%
636	459	- 27.8%	144	158	+ 9.7%
601	426	- 29.1%	83	85	+ 2.4%
137	103	- 24.8%	11	9	- 18.2%
4,642	2,879	- 38.0%	2,103	1,724	- 18.0%

Condos - Townhomes

By Square Feet	04-2019	04-2020	Change
1,500 Sq Ft and Below	2,302	1,757	- 23.7%
1,501 to 2,000 Sq Ft	1,294	869	- 32.8%
2,001 to 3,000 Sq Ft	1,522	957	- 37.1%
3,001 to 4,000 Sq Ft	825	502	- 39.2%
4,001 to 6,000 Sq Ft	528	344	- 34.8%
6,001 Sq Ft and Above	273	173	- 36.6%
All Square Footage	6,745	4,603	- 31.8%

04-2019	04-2020	Change	04-2019	04-2020	Change
855	566	- 33.8%	1,447	1,191	- 17.7%
840	527	- 37.3%	454	342	- 24.7%
1,348	797	- 40.9%	174	160	- 8.0%
801	479	- 40.2%	24	23	- 4.2%
524	336	- 35.9%	4	8	+ 100.0%
273	173	- 36.6%	0	0	--
4,642	2,879	- 38.0%	2,103	1,724	- 18.0%

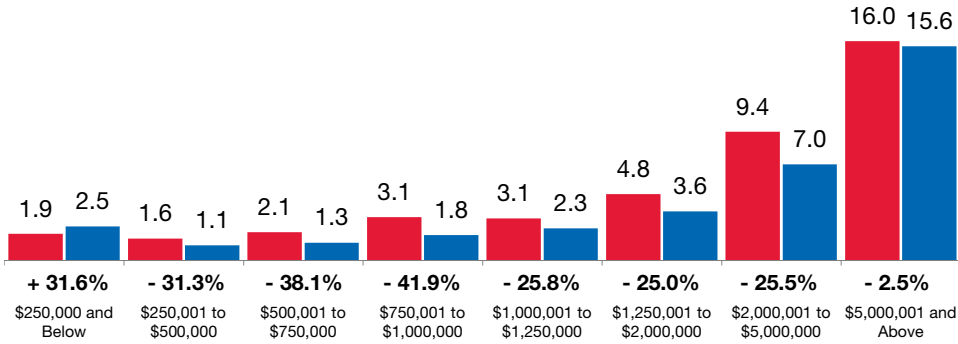


Months Supply of Inventory

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.

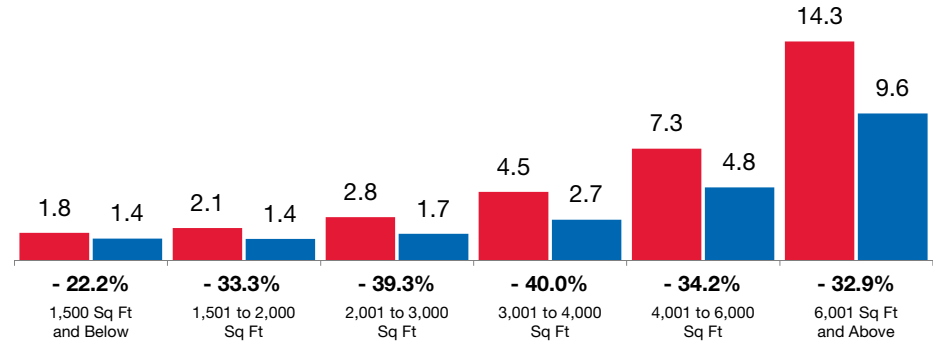
By Price Range

■ 04-2019 ■ 04-2020



By Square Feet

■ 04-2019 ■ 04-2020



All Properties

By Price Range	04-2019	04-2020	Change
\$250,000 and Below	1.9	2.5	+ 31.6%
\$250,001 to \$500,000	1.6	1.1	- 31.3%
\$500,001 to \$750,000	2.1	1.3	- 38.1%
\$750,001 to \$1,000,000	3.1	1.8	- 41.9%
\$1,000,001 to \$1,250,000	3.1	2.3	- 25.8%
\$1,250,001 to \$2,000,000	4.8	3.6	- 25.0%
\$2,000,001 to \$5,000,000	9.4	7.0	- 25.5%
\$5,000,001 and Above	16.0	15.6	- 2.5%
All Price Ranges	2.5	1.7	- 32.0%

Single-Family Homes

04-2019	04-2020	Change	04-2019	04-2020	Change
4.0	6.3	+ 57.5%	1.6	2.0	+ 25.0%
1.4	0.9	- 35.7%	1.7	1.2	- 29.4%
2.0	1.1	- 45.0%	2.5	2.0	- 20.0%
2.9	1.6	- 44.8%	4.5	3.4	- 24.4%
2.7	1.9	- 29.6%	5.4	5.1	- 5.6%
4.5	3.0	- 33.3%	7.2	7.6	+ 5.6%
9.3	6.5	- 30.1%	10.3	10.1	- 1.9%
15.8	14.7	- 7.0%	7.9	9.0	+ 13.9%
2.6	1.6	- 38.5%	2.3	1.9	- 17.4%

Condos - Townhomes

By Square Feet	04-2019	04-2020	Change
1,500 Sq Ft and Below	1.8	1.4	- 22.2%
1,501 to 2,000 Sq Ft	2.1	1.4	- 33.3%
2,001 to 3,000 Sq Ft	2.8	1.7	- 39.3%
3,001 to 4,000 Sq Ft	4.5	2.7	- 40.0%
4,001 to 6,000 Sq Ft	7.3	4.8	- 34.2%
6,001 Sq Ft and Above	14.3	9.6	- 32.9%
All Square Footage	2.5	1.7	- 32.0%

04-2019	04-2020	Change	04-2019	04-2020	Change
1.6	1.1	- 31.3%	2.0	1.7	- 15.0%
1.8	1.2	- 33.3%	3.1	2.1	- 32.3%
2.7	1.5	- 44.4%	5.6	4.8	- 14.3%
4.4	2.6	- 40.9%	12.0	9.4	- 21.7%
7.3	4.7	- 35.6%	4.0	6.4	+ 60.0%
14.4	9.6	- 33.3%	--	--	--
2.6	1.6	- 38.5%	2.3	1.9	- 17.4%

