

Housing Supply Overview

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

May 2020

Sellers are taking a more cautious approach to entering the housing market, even as buyers are returning in force due to near-record low interest rates. As the country continues to reopen, seller activity is likely to continue to improve however, continued concerns around COVID-19 may keep some reluctant sellers on the sidelines for now. For the 12-month period spanning June 2019 through May 2020, Pending Sales in the San Diego were down 1.7 percent overall. The price range with the largest gain in sales was the \$1,250,001 to \$2,000,000 range, where they increased 7.6 percent.

The overall Median Sales Price was up 3.3 percent to \$594,000. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 3.6 percent to \$435,000. 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 111 days.

Market-wide, inventory levels were down 35.6 percent. The property type with the smallest decline was the Condos - Townhomes segment, where they decreased 21.6 percent. That amounts to 1.7 months supply for Single-Family homes and 1.9 months supply for Condos.

Quick Facts

+ 7.6%

+ 1.5%

- 0.6%

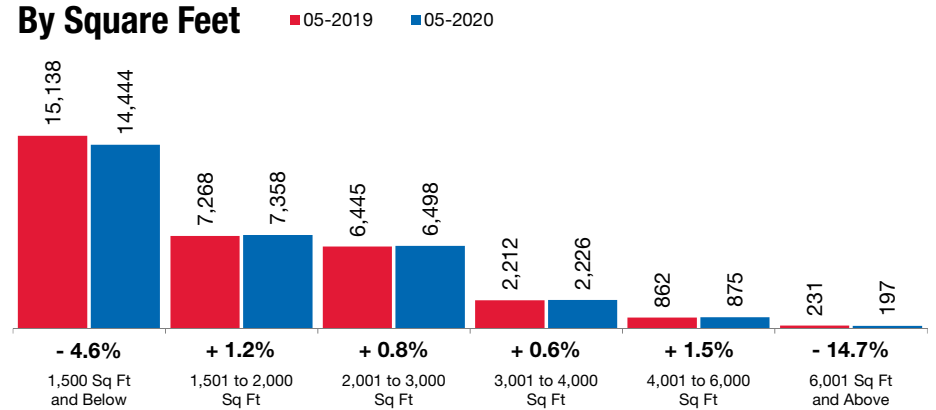
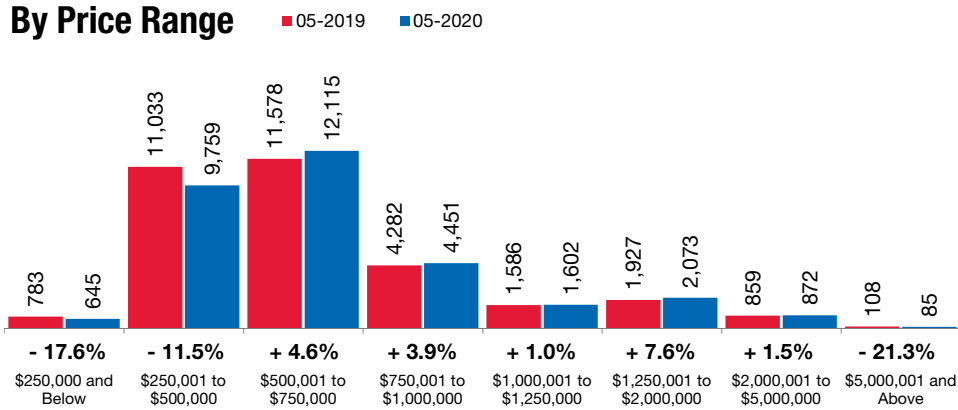
Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$1,250,001 to \$2,000,000	4,001 to 6,000 Sq Ft	Condos - Townhomes

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	05-2019	05-2020	Change
\$250,000 and Below	783	645	-17.6%
\$250,001 to \$500,000	11,033	9,759	-11.5%
\$500,001 to \$750,000	11,578	12,115	+4.6%
\$750,001 to \$1,000,000	4,282	4,451	+3.9%
\$1,000,001 to \$1,250,000	1,586	1,602	+1.0%
\$1,250,001 to \$2,000,000	1,927	2,073	+7.6%
\$2,000,001 to \$5,000,000	859	872	+1.5%
\$5,000,001 and Above	108	85	-21.3%
All Price Ranges	32,156	31,602	-1.7%

Single-Family Homes

05-2019	05-2020	Change	05-2019	05-2020	Change
102	88	-13.7%	681	557	-18.2%
4,513	3,383	-25.0%	6,520	6,376	-2.2%
9,176	9,585	+4.5%	2,402	2,530	+5.3%
3,645	3,764	+3.3%	637	687	+7.8%
1,391	1,378	-0.9%	195	224	+14.9%
1,686	1,829	+8.5%	241	244	+1.2%
764	782	+2.4%	95	90	-5.3%
100	84	-16.0%	8	1	-87.5%
21,377	20,893	-2.3%	10,779	10,709	-0.6%

Condos - Townhomes

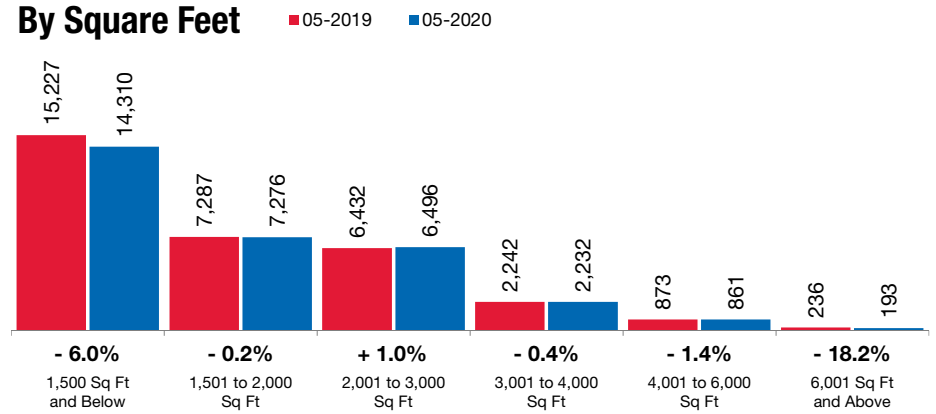
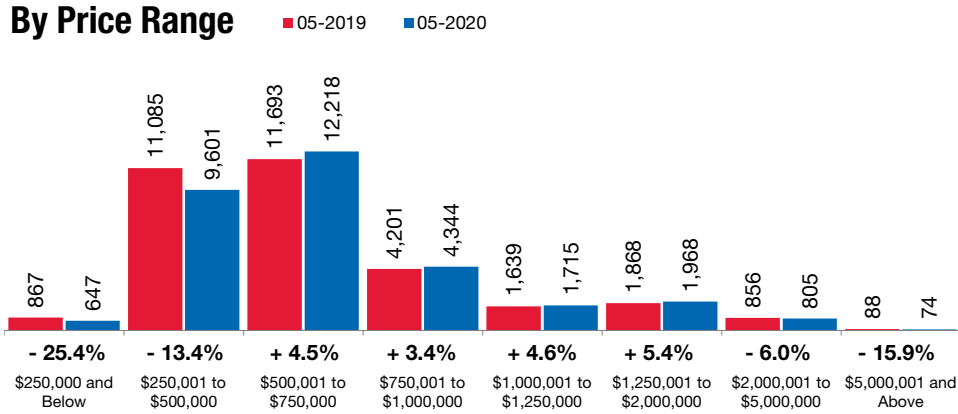
By Square Feet	05-2019	05-2020	Change
1,500 Sq Ft and Below	15,138	14,444	-4.6%
1,501 to 2,000 Sq Ft	7,268	7,358	+1.2%
2,001 to 3,000 Sq Ft	6,445	6,498	+0.8%
3,001 to 4,000 Sq Ft	2,212	2,226	+0.6%
4,001 to 6,000 Sq Ft	862	875	+1.5%
6,001 Sq Ft and Above	231	197	-14.7%
All Square Footage	32,156	31,602	-1.7%

05-2019	05-2020	Change	05-2019	05-2020	Change
6,510	6,075	-6.7%	8,628	8,369	-3.0%
5,516	5,435	-1.5%	1,752	1,923	+9.8%
6,068	6,109	+0.7%	377	389	+3.2%
2,195	2,203	+0.4%	17	23	+35.3%
858	871	+1.5%	4	4	0.0%
230	197	-14.3%	1	0	-100.0%
21,377	20,893	-2.3%	10,779	10,709	-0.6%



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	05-2019	05-2020	Change
\$250,000 and Below	867	647	-25.4%
\$250,001 to \$500,000	11,085	9,601	-13.4%
\$500,001 to \$750,000	11,693	12,218	+4.5%
\$750,001 to \$1,000,000	4,201	4,344	+3.4%
\$1,000,001 to \$1,250,000	1,639	1,715	+4.6%
\$1,250,001 to \$2,000,000	1,868	1,968	+5.4%
\$2,000,001 to \$5,000,000	856	805	-6.0%
\$5,000,001 and Above	88	74	-15.9%
All Price Ranges	32,297	31,372	-2.9%

Single-Family Homes

05-2019	05-2020	Change	05-2019	05-2020	Change
119	78	-34.5%	748	569	-23.9%
4,579	3,311	-27.7%	6,506	6,290	-3.3%
9,284	9,679	+4.3%	2,409	2,539	+5.4%
3,548	3,676	+3.6%	653	668	+2.3%
1,442	1,492	+3.5%	197	223	+13.2%
1,639	1,738	+6.0%	229	230	+0.4%
772	718	-7.0%	84	87	+3.6%
82	72	-12.2%	6	2	-66.7%
21,465	20,764	-3.3%	10,832	10,608	-2.1%

Condos - Townhomes

By Square Feet	05-2019	05-2020	Change
1,500 Sq Ft and Below	15,227	14,310	-6.0%
1,501 to 2,000 Sq Ft	7,287	7,276	-0.2%
2,001 to 3,000 Sq Ft	6,432	6,496	+1.0%
3,001 to 4,000 Sq Ft	2,242	2,232	-0.4%
4,001 to 6,000 Sq Ft	873	861	-1.4%
6,001 Sq Ft and Above	236	193	-18.2%
All Square Footage	32,297	31,372	-2.9%

05-2019	05-2020	Change	05-2019	05-2020	Change
6,554	6,017	-8.2%	8,673	8,293	-4.4%
5,526	5,382	-2.6%	1,761	1,894	+7.6%
6,058	6,102	+0.7%	374	394	+5.3%
2,221	2,212	-0.4%	21	20	-4.8%
871	855	-1.8%	2	6	+200.0%
235	193	-17.9%	1	0	-100.0%
21,465	20,764	-3.3%	10,832	10,608	-2.1%

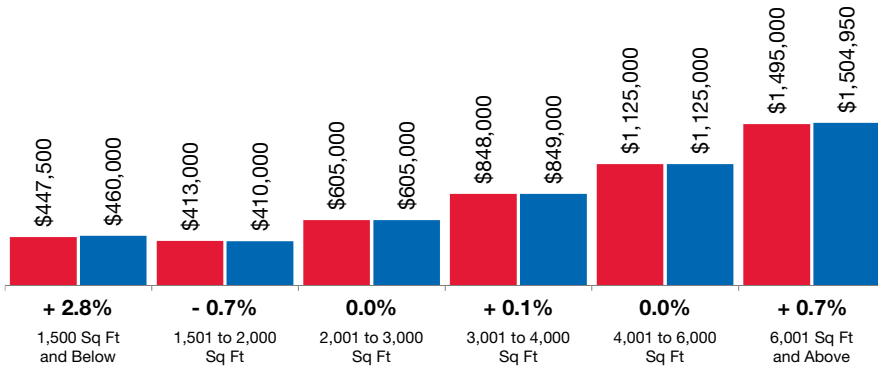


Median Sales Price

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.**

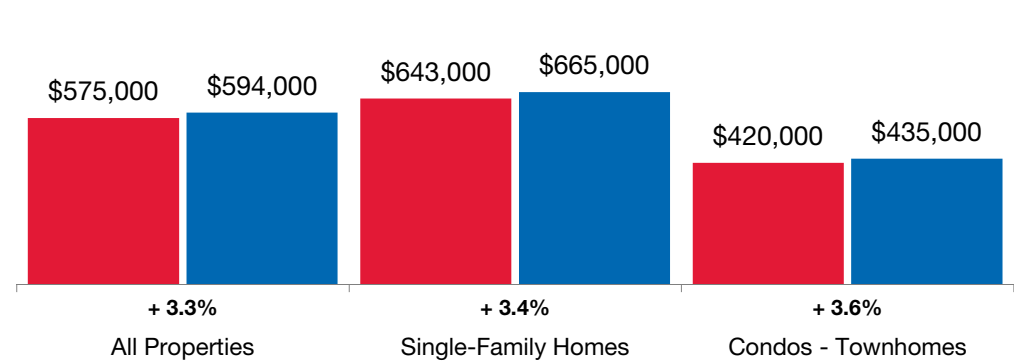
By Square Feet

■ 05-2019 ■ 05-2020



By Property Type

■ 05-2019 ■ 05-2020

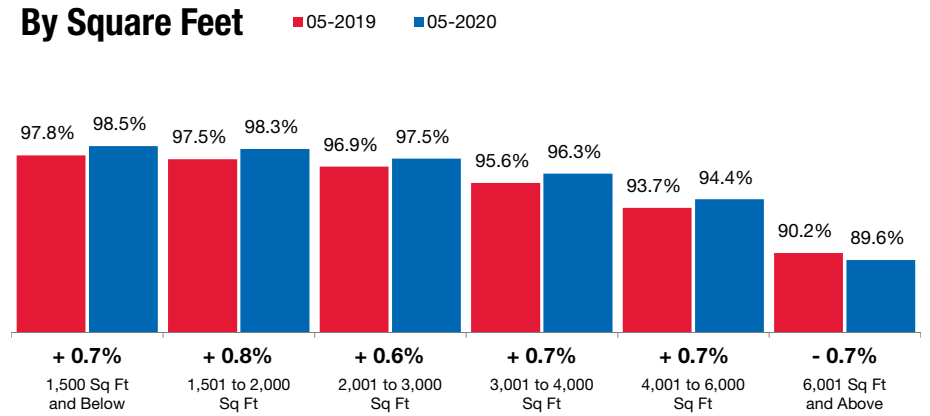
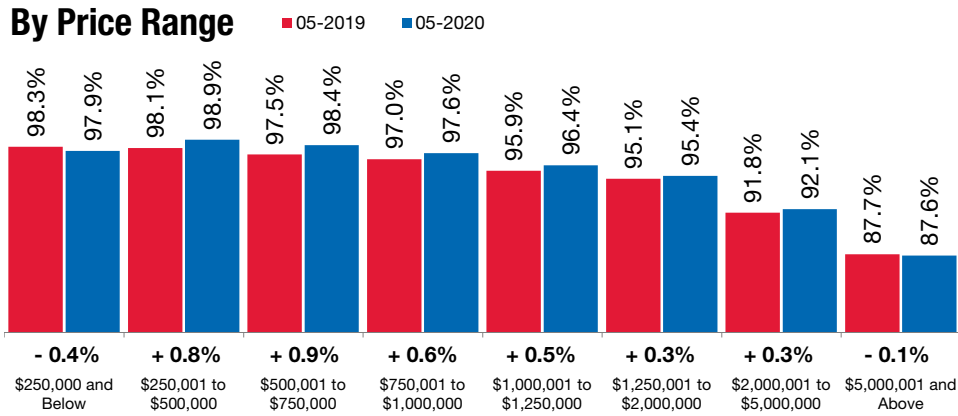


By Square Feet	All Properties		
	05-2019	05-2020	Change
1,500 Sq Ft and Below	\$447,500	\$460,000	+ 2.8%
1,501 to 2,000 Sq Ft	\$413,000	\$410,000	- 0.7%
2,001 to 3,000 Sq Ft	\$605,000	\$605,000	0.0%
3,001 to 4,000 Sq Ft	\$848,000	\$849,000	+ 0.1%
4,001 to 6,000 Sq Ft	\$1,125,000	\$1,125,000	0.0%
6,001 Sq Ft and Above	\$1,495,000	\$1,504,950	+ 0.7%
All Square Footage	\$575,000	\$594,000	+ 3.3%

By Square Feet	Single-Family Homes			Condos - Townhomes		
	05-2019	05-2020	Change	05-2019	05-2020	Change
1,500 Sq Ft and Below	\$497,000	\$520,000	+ 4.6%	\$385,000	\$398,999	+ 3.6%
1,501 to 2,000 Sq Ft	\$450,000	\$455,000	+ 1.1%	\$372,500	\$380,000	+ 2.0%
2,001 to 3,000 Sq Ft	\$609,000	\$610,000	+ 0.2%	\$595,000	\$590,000	- 0.8%
3,001 to 4,000 Sq Ft	\$849,000	\$849,900	+ 0.1%	\$840,000	\$845,000	+ 0.6%
4,001 to 6,000 Sq Ft	\$1,125,000	\$1,125,000	0.0%	\$1,120,000	\$1,110,000	- 0.9%
6,001 Sq Ft and Above	\$1,500,000	\$1,500,000	0.0%	\$1,450,000	\$1,535,000	+ 5.9%
All Square Footage	\$643,000	\$665,000	+ 3.4%	\$420,000	\$435,000	+ 3.6%

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	05-2019	05-2020	Change
\$250,000 and Below	98.3%	97.9%	- 0.4%
\$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	97.0%	97.6%	+ 0.6%
\$1,000,001 to \$1,250,000	95.9%	96.4%	+ 0.5%
\$1,250,001 to \$2,000,000	95.1%	95.4%	+ 0.3%
\$2,000,001 to \$5,000,000	91.8%	92.1%	+ 0.3%
\$5,000,001 and Above	87.7%	87.6%	- 0.1%
All Price Ranges	97.2%	97.9%	+ 0.7%

Single-Family Homes

05-2019	05-2020	Change	05-2019	05-2020	Change
95.8%	92.5%	- 3.4%	98.6%	98.6%	0.0%
98.3%	99.4%	+ 1.1%	98.0%	98.7%	+ 0.7%
97.5%	98.5%	+ 1.0%	97.6%	97.9%	+ 0.3%
97.1%	97.7%	+ 0.6%	96.8%	97.2%	+ 0.4%
96.2%	96.7%	+ 0.5%	93.8%	95.0%	+ 1.3%
95.2%	95.5%	+ 0.3%	94.3%	94.3%	0.0%
91.5%	92.1%	+ 0.7%	94.3%	92.5%	- 1.9%
87.9%	87.8%	- 0.1%	84.7%	81.5%	- 3.8%
97.0%	97.8%	+ 0.8%	97.7%	98.2%	+ 0.5%

Condos - Townhomes

By Square Feet	05-2019	05-2020	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	93.7%	94.4%	+ 0.7%
6,001 Sq Ft and Above	90.2%	89.6%	- 0.7%
All Square Footage	97.2%	97.9%	+ 0.7%

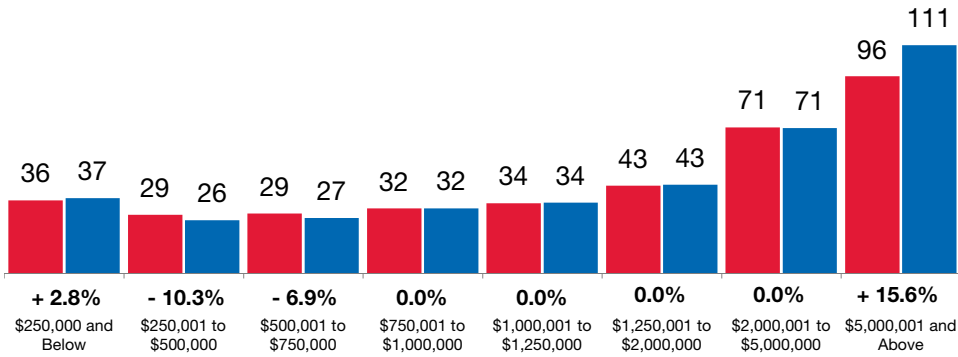
05-2019	05-2020	Change	05-2019	05-2020	Change
97.7%	98.8%	+ 1.1%	97.8%	98.3%	+ 0.5%
97.5%	98.4%	+ 0.9%	97.4%	98.0%	+ 0.6%
97.0%	97.6%	+ 0.6%	96.1%	96.4%	+ 0.3%
95.7%	96.4%	+ 0.7%	92.0%	93.5%	+ 1.6%
93.7%	94.4%	+ 0.7%	92.3%	91.3%	- 1.1%
90.1%	89.6%	- 0.6%	103.4%	--	--
97.0%	97.8%	+ 0.8%	97.7%	98.2%	+ 0.5%



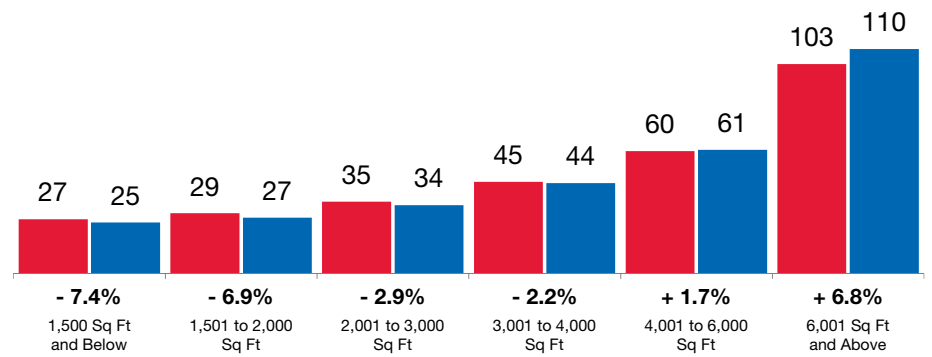
Days on Market Until Sale

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 ■ 05-2019 ■ 05-2020



By Square Feet ■ 05-2019 ■ 05-2020



All Properties

By Price Range	05-2019	05-2020	Change
\$250,000 and Below	36	37	+ 2.8%
\$250,001 to \$500,000	29	26	- 10.3%
\$500,001 to \$750,000	29	27	- 6.9%
\$750,001 to \$1,000,000	32	32	0.0%
\$1,000,001 to \$1,250,000	34	34	0.0%
\$1,250,001 to \$2,000,000	43	43	0.0%
\$2,000,001 to \$5,000,000	71	71	0.0%
\$5,000,001 and Above	96	111	+ 15.6%
All Price Ranges	32	30	- 6.3%

Single-Family Homes

05-2019	05-2020	Change	05-2019	05-2020	Change
51	74	+ 45.1%	33	32	- 3.0%
31	27	- 12.9%	27	25	- 7.4%
30	26	- 13.3%	27	30	+ 11.1%
31	30	- 3.2%	37	42	+ 13.5%
33	32	- 3.0%	46	49	+ 6.5%
42	41	- 2.4%	47	56	+ 19.1%
74	71	- 4.1%	47	71	+ 51.1%
99	113	+ 14.1%	53	34	- 35.8%
33	31	- 6.1%	29	29	0.0%

Condos - Townhomes

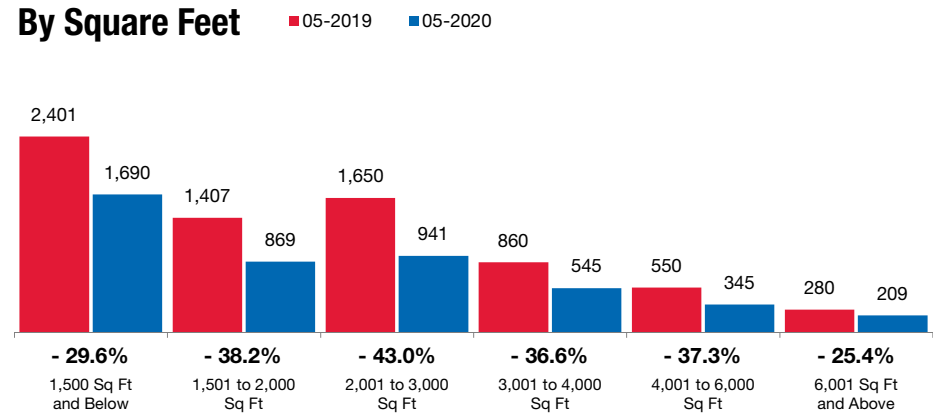
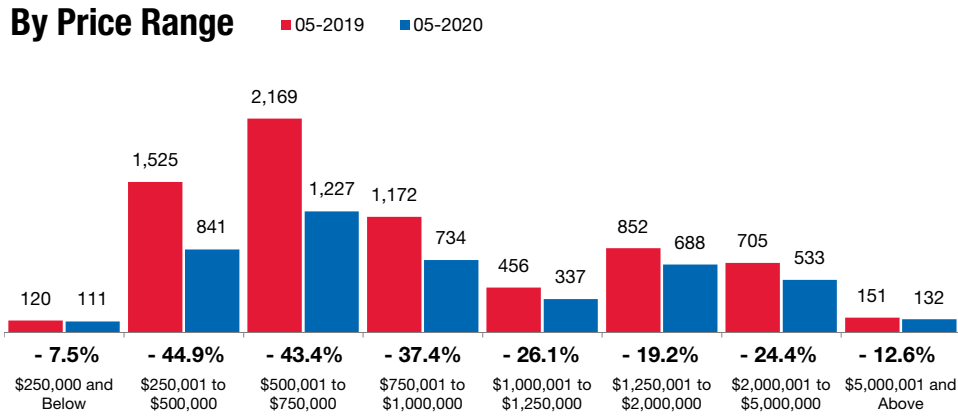
By Square Feet	05-2019	05-2020	Change
1,500 Sq Ft and Below	27	25	- 7.4%
1,501 to 2,000 Sq Ft	29	27	- 6.9%
2,001 to 3,000 Sq Ft	35	34	- 2.9%
3,001 to 4,000 Sq Ft	45	44	- 2.2%
4,001 to 6,000 Sq Ft	60	61	+ 1.7%
6,001 Sq Ft and Above	103	110	+ 6.8%
All Square Footage	32	30	- 6.3%

05-2019	05-2020	Change	05-2019	05-2020	Change
25	22	- 12.0%	28	27	- 3.6%
28	25	- 10.7%	33	34	+ 3.0%
35	33	- 5.7%	40	50	+ 25.0%
45	44	- 2.2%	51	65	+ 27.5%
60	61	+ 1.7%	106	38	- 64.2%
103	110	+ 6.8%	48	--	--
33	31	- 6.1%	29	29	0.0%



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	05-2019	05-2020	Change
\$250,000 and Below	120	111	- 7.5%
\$250,001 to \$500,000	1,525	841	- 44.9%
\$500,001 to \$750,000	2,169	1,227	- 43.4%
\$750,001 to \$1,000,000	1,172	734	- 37.4%
\$1,000,001 to \$1,250,000	456	337	- 26.1%
\$1,250,001 to \$2,000,000	852	688	- 19.2%
\$2,000,001 to \$5,000,000	705	533	- 24.4%
\$5,000,001 and Above	151	132	- 12.6%
All Price Ranges	7,150	4,603	- 35.6%

Single-Family Homes

05-2019	05-2020	Change	05-2019	05-2020	Change
35	23	- 34.3%	85	88	+ 3.5%
548	228	- 58.4%	977	613	- 37.3%
1,622	788	- 51.4%	547	439	- 19.7%
925	512	- 44.6%	247	222	- 10.1%
365	238	- 34.8%	91	99	+ 8.8%
695	515	- 25.9%	157	173	+ 10.2%
615	449	- 27.0%	90	84	- 6.7%
142	123	- 13.4%	9	9	0.0%
4,947	2,876	- 41.9%	2,203	1,727	- 21.6%

Condos - Townhomes

By Square Feet	05-2019	05-2020	Change
1,500 Sq Ft and Below	2,401	1,690	- 29.6%
1,501 to 2,000 Sq Ft	1,407	869	- 38.2%
2,001 to 3,000 Sq Ft	1,650	941	- 43.0%
3,001 to 4,000 Sq Ft	860	545	- 36.6%
4,001 to 6,000 Sq Ft	550	345	- 37.3%
6,001 Sq Ft and Above	280	209	- 25.4%
All Square Footage	7,150	4,603	- 35.6%

05-2019	05-2020	Change	05-2019	05-2020	Change
888	519	- 41.6%	1,513	1,171	- 22.6%
925	504	- 45.5%	482	365	- 24.3%
1,471	781	- 46.9%	179	160	- 10.6%
834	524	- 37.2%	26	21	- 19.2%
547	336	- 38.6%	3	9	+ 200.0%
280	208	- 25.7%	0	1	--
4,947	2,876	- 41.9%	2,203	1,727	- 21.6%

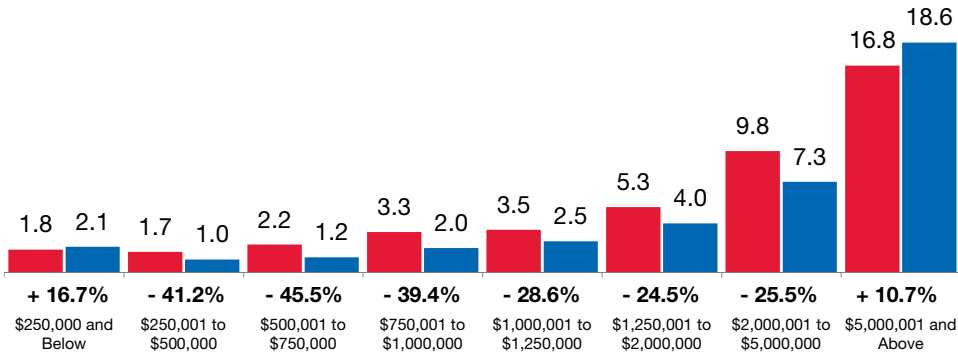


Months Supply of Inventory

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.

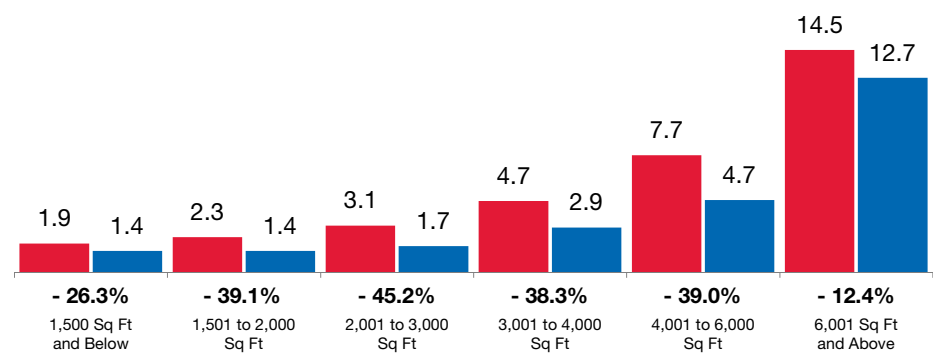
By Price Range

■ 05-2019 ■ 05-2020



By Square Feet

■ 05-2019 ■ 05-2020



All Properties

By Price Range	05-2019	05-2020	Change
\$250,000 and Below	1.8	2.1	+ 16.7%
\$250,001 to \$500,000	1.7	1.0	- 41.2%
\$500,001 to \$750,000	2.2	1.2	- 45.5%
\$750,001 to \$1,000,000	3.3	2.0	- 39.4%
\$1,000,001 to \$1,250,000	3.5	2.5	- 28.6%
\$1,250,001 to \$2,000,000	5.3	4.0	- 24.5%
\$2,000,001 to \$5,000,000	9.8	7.3	- 25.5%
\$5,000,001 and Above	16.8	18.6	+ 10.7%
All Price Ranges	2.7	1.7	- 37.0%

Single-Family Homes

05-2019	05-2020	Change	05-2019	05-2020	Change
4.1	3.1	- 24.4%	1.5	1.9	+ 26.7%
1.5	0.8	- 46.7%	1.8	1.2	- 33.3%
2.1	1.0	- 52.4%	2.7	2.1	- 22.2%
3.0	1.6	- 46.7%	4.7	3.9	- 17.0%
3.1	2.1	- 32.3%	5.6	5.3	- 5.4%
4.9	3.4	- 30.6%	7.8	8.5	+ 9.0%
9.7	6.9	- 28.9%	11.4	10.3	- 9.6%
17.0	17.6	+ 3.5%	6.8	9.0	+ 32.4%
2.8	1.7	- 39.3%	2.5	1.9	- 24.0%

Condos - Townhomes

By Square Feet	05-2019	05-2020	Change
1,500 Sq Ft and Below	1.9	1.4	- 26.3%
1,501 to 2,000 Sq Ft	2.3	1.4	- 39.1%
2,001 to 3,000 Sq Ft	3.1	1.7	- 45.2%
3,001 to 4,000 Sq Ft	4.7	2.9	- 38.3%
4,001 to 6,000 Sq Ft	7.7	4.7	- 39.0%
6,001 Sq Ft and Above	14.5	12.7	- 12.4%
All Square Footage	2.7	1.7	- 37.0%

05-2019	05-2020	Change	05-2019	05-2020	Change
1.6	1.0	- 37.5%	2.1	1.7	- 19.0%
2.0	1.1	- 45.0%	3.3	2.3	- 30.3%
2.9	1.5	- 48.3%	5.7	4.9	- 14.0%
4.6	2.9	- 37.0%	13.8	8.2	- 40.6%
7.7	4.6	- 40.3%	2.3	9.0	+ 291.3%
14.6	12.7	- 13.0%	--	--	--
2.8	1.7	- 39.3%	2.5	1.9	- 24.0%

