

# Housing Supply Overview

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

## April 2021

April was another strong month for home sales across most market segments. The busy spring market continues to see many multiple offer situations driving sales prices above asking price. Strong buyer demand and limited housing supply show no signs of easing soon, pointing to a continuation of this market trend through spring and into summer. For the 12-month period spanning May 2020 through April 2021, Pending Sales in the San Diego were up 20.6 percent overall. The price range with the largest gain in sales was the \$5,000,001 and Above range, where they increased 114.9 percent.

The overall Median Sales Price was up 11.9 percent to \$659,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 13.6 percent to \$749,900. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 21 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 101 days.

Market-wide, inventory levels were down 60.2 percent. The property type with the smallest decline was the Condos - Townhomes segment, where they decreased 59.9 percent. That amounts to 0.7 months supply for Single-Family homes and 0.7 months supply for Condos.

## Quick Facts

**+ 114.9%**

**+ 78.6%**

**+ 27.4%**

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

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

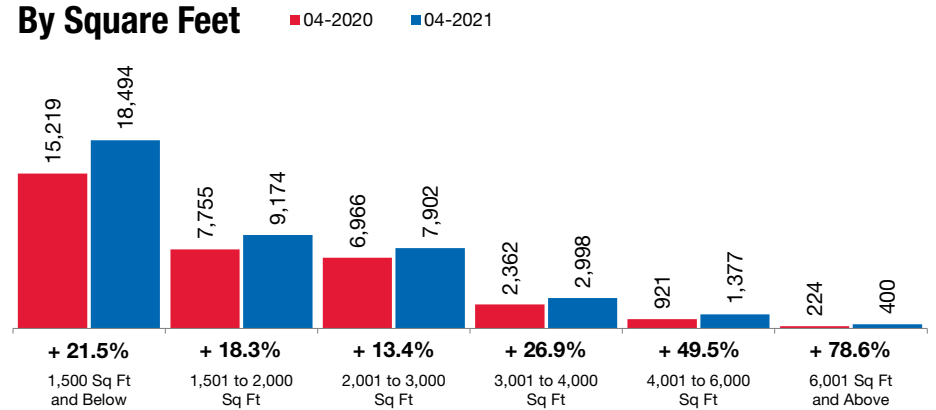
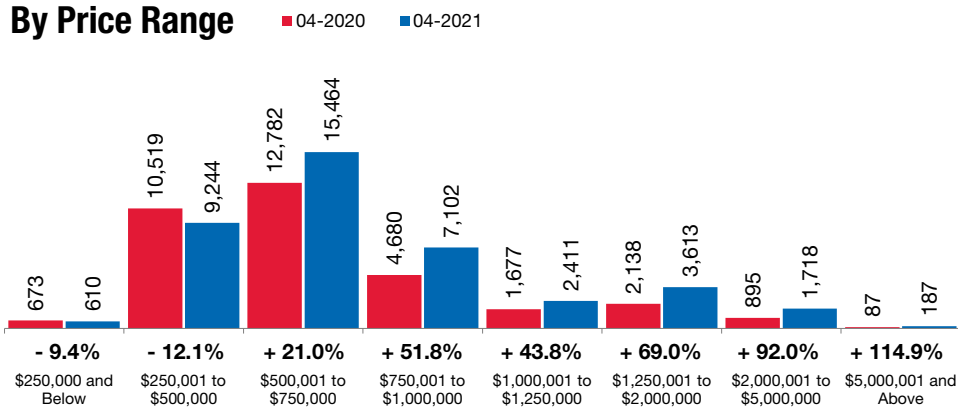
Property Type With  
Strongest Pending Sales:  
**Condos - Townhomes**

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

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	04-2020	04-2021	Change
\$250,000 and Below	673	610	- 9.4%
\$250,001 to \$500,000	10,519	9,244	- 12.1%
\$500,001 to \$750,000	12,782	15,464	+ 21.0%
\$750,001 to \$1,000,000	4,680	7,102	+ 51.8%
\$1,000,001 to \$1,250,000	1,677	2,411	+ 43.8%
\$1,250,001 to \$2,000,000	2,138	3,613	+ 69.0%
\$2,000,001 to \$5,000,000	895	1,718	+ 92.0%
\$5,000,001 and Above	87	187	+ 114.9%
<b>All Price Ranges</b>	<b>33,451</b>	<b>40,349</b>	<b>+ 20.6%</b>

## Single-Family Homes

04-2020	04-2021	Change	04-2020	04-2021	Change
86	100	+ 16.3%	587	510	- 13.1%
3,790	1,912	- 49.6%	6,729	7,332	+ 9.0%
10,093	11,204	+ 11.0%	2,689	4,260	+ 58.4%
3,976	5,847	+ 47.1%	704	1,255	+ 78.3%
1,447	2,037	+ 40.8%	230	374	+ 62.6%
1,885	3,132	+ 66.2%	253	481	+ 90.1%
800	1,548	+ 93.5%	95	170	+ 78.9%
85	183	+ 115.3%	2	4	+ 100.0%
<b>22,162</b>	<b>25,963</b>	<b>+ 17.2%</b>	<b>11,289</b>	<b>14,386</b>	<b>+ 27.4%</b>

## Condos - Townhomes

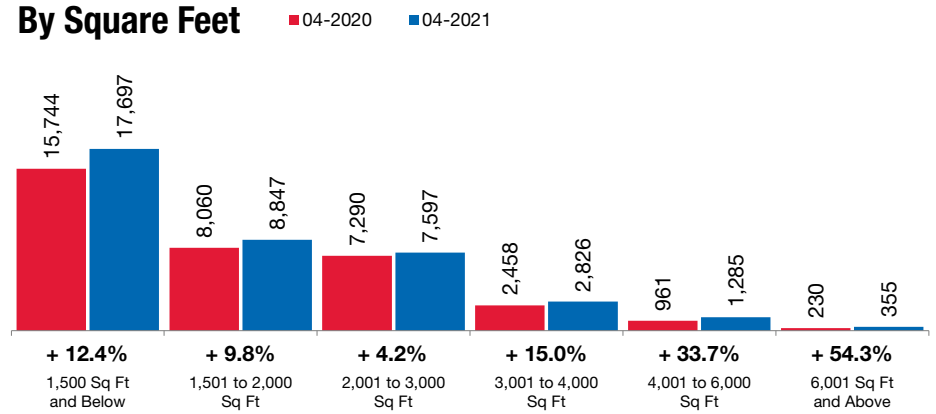
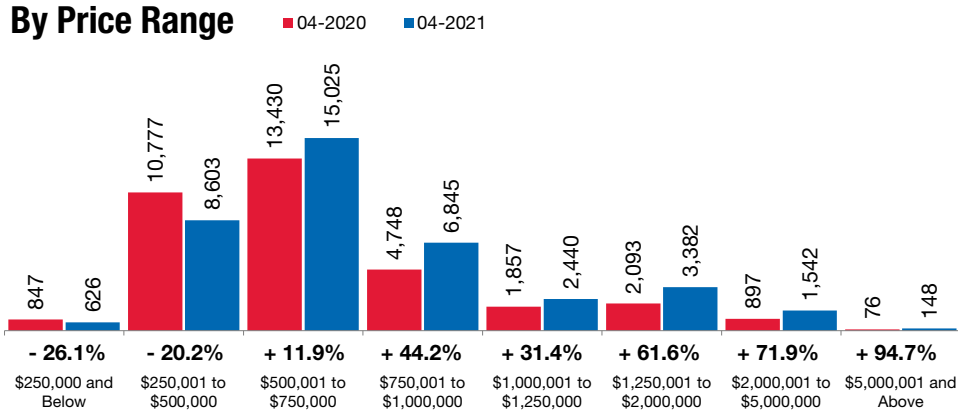
By Square Feet	04-2020	04-2021	Change
1,500 Sq Ft and Below	15,219	18,494	+ 21.5%
1,501 to 2,000 Sq Ft	7,755	9,174	+ 18.3%
2,001 to 3,000 Sq Ft	6,966	7,902	+ 13.4%
3,001 to 4,000 Sq Ft	2,362	2,998	+ 26.9%
4,001 to 6,000 Sq Ft	921	1,377	+ 49.5%
6,001 Sq Ft and Above	224	400	+ 78.6%
<b>All Square Footage</b>	<b>33,451</b>	<b>40,349</b>	<b>+ 20.6%</b>

04-2020	04-2021	Change	04-2020	04-2021	Change
6,430	7,309	+ 13.7%	8,789	11,185	+ 27.3%
5,718	6,630	+ 15.9%	2,037	2,544	+ 24.9%
6,535	7,300	+ 11.7%	431	602	+ 39.7%
2,336	2,954	+ 26.5%	26	44	+ 69.2%
916	1,368	+ 49.3%	5	9	+ 80.0%
224	398	+ 77.7%	0	2	0.0%
<b>22,162</b>	<b>25,963</b>	<b>+ 17.2%</b>	<b>11,289</b>	<b>14,386</b>	<b>+ 27.4%</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	04-2020	04-2021	Change
\$250,000 and Below	847	626	- 26.1%
\$250,001 to \$500,000	10,777	8,603	- 20.2%
\$500,001 to \$750,000	13,430	15,025	+ 11.9%
\$750,001 to \$1,000,000	4,748	6,845	+ 44.2%
\$1,000,001 to \$1,250,000	1,857	2,440	+ 31.4%
\$1,250,001 to \$2,000,000	2,093	3,382	+ 61.6%
\$2,000,001 to \$5,000,000	897	1,542	+ 71.9%
\$5,000,001 and Above	76	148	+ 94.7%
<b>All Price Ranges</b>	<b>34,725</b>	<b>38,611</b>	<b>+ 11.2%</b>

## Single-Family Homes

04-2020	04-2021	Change	04-2020	04-2021	Change
197	114	- 42.1%	650	512	- 21.2%
3,799	1,735	- 54.3%	6,978	6,868	- 1.6%
10,642	10,835	+ 1.8%	2,788	4,190	+ 50.3%
4,017	5,654	+ 40.8%	731	1,191	+ 62.9%
1,616	2,070	+ 28.1%	241	370	+ 53.5%
1,836	2,978	+ 62.2%	257	404	+ 57.2%
801	1,395	+ 74.2%	96	147	+ 53.1%
73	144	+ 97.3%	3	4	+ 33.3%
<b>22,981</b>	<b>24,925</b>	<b>+ 8.5%</b>	<b>11,744</b>	<b>13,686</b>	<b>+ 16.5%</b>

## Condos - Townhomes

By Square Feet	04-2020	04-2021	Change
1,500 Sq Ft and Below	15,744	17,697	+ 12.4%
1,501 to 2,000 Sq Ft	8,060	8,847	+ 9.8%
2,001 to 3,000 Sq Ft	7,290	7,597	+ 4.2%
3,001 to 4,000 Sq Ft	2,458	2,826	+ 15.0%
4,001 to 6,000 Sq Ft	961	1,285	+ 33.7%
6,001 Sq Ft and Above	230	355	+ 54.3%
<b>All Square Footage</b>	<b>34,725</b>	<b>38,611</b>	<b>+ 11.2%</b>

04-2020	04-2021	Change	04-2020	04-2021	Change
6,621	7,068	+ 6.8%	9,123	10,629	+ 16.5%
5,936	6,409	+ 8.0%	2,124	2,438	+ 14.8%
6,805	7,029	+ 3.3%	463	568	+ 22.7%
2,432	2,786	+ 14.6%	26	40	+ 53.8%
955	1,276	+ 33.6%	6	9	+ 50.0%
229	353	+ 54.1%	1	2	+ 100.0%
<b>22,981</b>	<b>24,925</b>	<b>+ 8.5%</b>	<b>11,744</b>	<b>13,686</b>	<b>+ 16.5%</b>

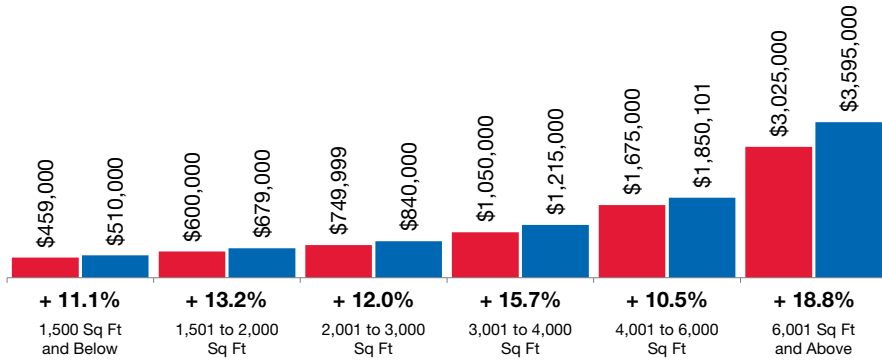


# Median Sales Price

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.

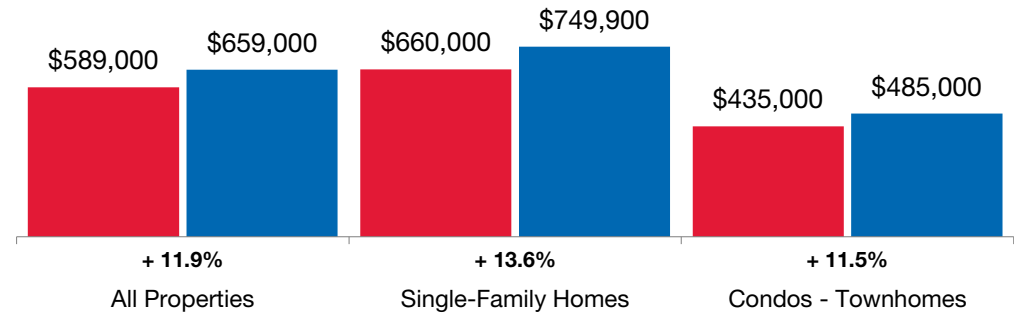
## By Square Feet

■ 04-2020 ■ 04-2021



## By Property Type

■ 04-2020 ■ 04-2021



By Square Feet	All Properties		
	04-2020	04-2021	Change
1,500 Sq Ft and Below	\$459,000	\$510,000	+ 11.1%
1,501 to 2,000 Sq Ft	\$600,000	\$679,000	+ 13.2%
2,001 to 3,000 Sq Ft	\$749,999	\$840,000	+ 12.0%
3,001 to 4,000 Sq Ft	\$1,050,000	\$1,215,000	+ 15.7%
4,001 to 6,000 Sq Ft	\$1,675,000	\$1,850,101	+ 10.5%
6,001 Sq Ft and Above	\$3,025,000	\$3,595,000	+ 18.8%
<b>All Square Footage</b>	<b>\$589,000</b>	<b>\$659,000</b>	<b>+ 11.9%</b>

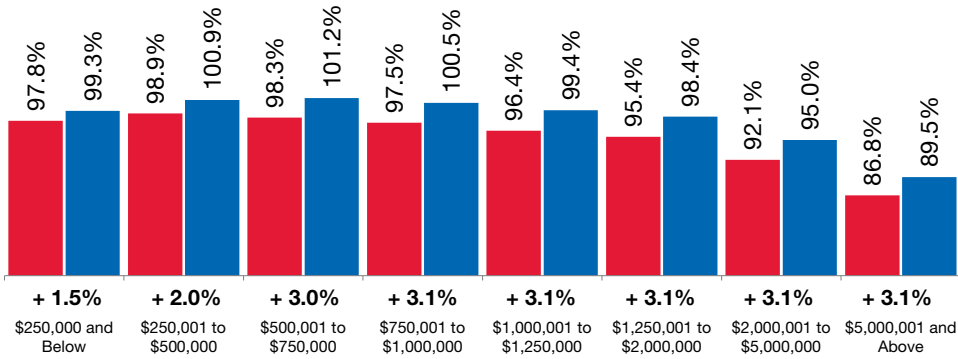
	Single-Family Homes			Condos - Townhomes		
	04-2020	04-2021	Change	04-2020	04-2021	Change
	\$515,000	\$585,000	+ 13.6%	\$397,500	\$436,442	+ 9.8%
	\$600,000	\$680,000	+ 13.3%	\$590,000	\$665,000	+ 12.7%
	\$740,000	\$830,000	+ 12.2%	\$899,950	\$1,022,500	+ 13.6%
	\$1,037,500	\$1,215,000	+ 17.1%	\$1,950,000	\$1,542,500	- 20.9%
	\$1,671,899	\$1,850,000	+ 10.7%	\$2,999,500	\$2,750,000	- 8.3%
	\$3,027,500	\$3,595,000	+ 18.7%	\$424,343	\$2,812,500	+ 562.8%
	<b>\$660,000</b>	<b>\$749,900</b>	<b>+ 13.6%</b>	<b>\$435,000</b>	<b>\$485,000</b>	<b>+ 11.5%</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.**

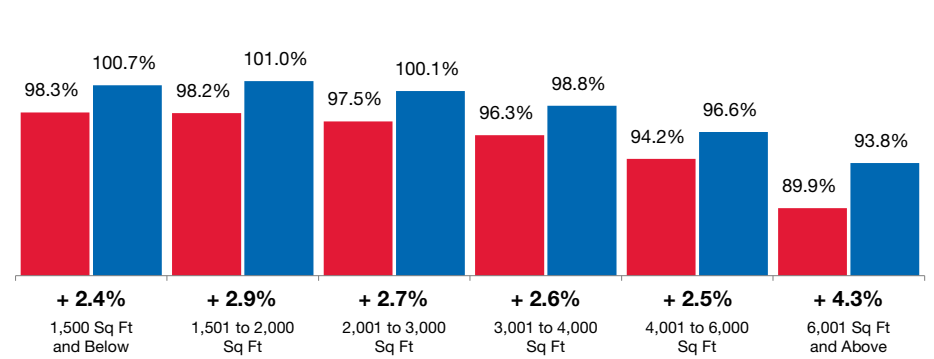
## By Price Range

■ 04-2020 ■ 04-2021



## By Square Feet

■ 04-2020 ■ 04-2021



## All Properties

By Price Range	04-2020	04-2021	Change
\$250,000 and Below	97.8%	99.3%	+ 1.5%
\$250,001 to \$500,000	98.9%	100.9%	+ 2.0%
\$500,001 to \$750,000	98.3%	101.2%	+ 3.0%
\$750,001 to \$1,000,000	97.5%	100.5%	+ 3.1%
\$1,000,001 to \$1,250,000	96.4%	99.4%	+ 3.1%
\$1,250,001 to \$2,000,000	95.4%	98.4%	+ 3.1%
\$2,000,001 to \$5,000,000	92.1%	95.0%	+ 3.1%
\$5,000,001 and Above	86.8%	89.5%	+ 3.1%
<b>All Price Ranges</b>	<b>97.9%</b>	<b>100.3%</b>	<b>+ 2.5%</b>

## Single-Family Homes

04-2020	04-2021	Change	04-2020	04-2021	Change
93.1%	97.8%	+ 5.0%	98.4%	99.6%	+ 1.2%
99.4%	101.9%	+ 2.5%	98.6%	100.6%	+ 2.0%
98.4%	101.6%	+ 3.3%	97.8%	100.0%	+ 2.2%
97.6%	100.8%	+ 3.3%	97.2%	99.0%	+ 1.9%
96.5%	99.9%	+ 3.5%	95.1%	96.4%	+ 1.4%
95.6%	98.8%	+ 3.3%	94.5%	95.8%	+ 1.4%
92.0%	95.1%	+ 3.4%	92.1%	94.1%	+ 2.2%
86.9%	89.5%	+ 3.0%	84.5%	88.9%	+ 5.2%
<b>97.8%</b>	<b>100.5%</b>	<b>+ 2.8%</b>	<b>98.1%</b>	<b>99.9%</b>	<b>+ 1.8%</b>

## Condos - Townhomes

By Square Feet	04-2020	04-2021	Change
1,500 Sq Ft and Below	98.3%	100.7%	+ 2.4%
1,501 to 2,000 Sq Ft	98.2%	101.0%	+ 2.9%
2,001 to 3,000 Sq Ft	97.5%	100.1%	+ 2.7%
3,001 to 4,000 Sq Ft	96.3%	98.8%	+ 2.6%
4,001 to 6,000 Sq Ft	94.2%	96.6%	+ 2.5%
6,001 Sq Ft and Above	89.9%	93.8%	+ 4.3%
<b>All Square Footage</b>	<b>97.9%</b>	<b>100.3%</b>	<b>+ 2.5%</b>

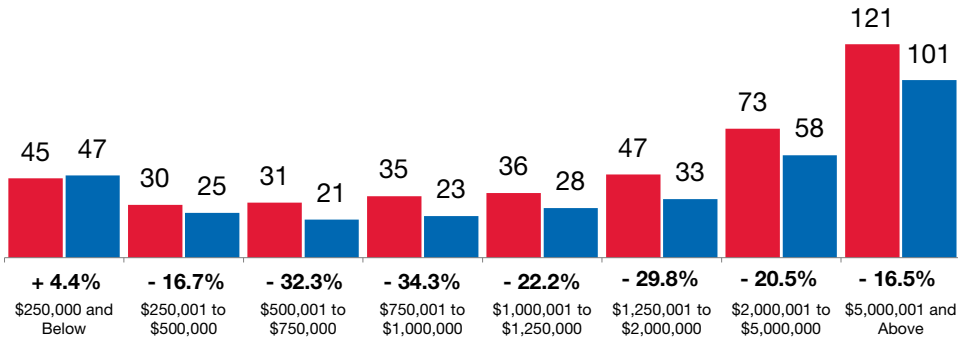
04-2020	04-2021	Change	04-2020	04-2021	Change
98.8%	101.6%	+ 2.8%	98.2%	100.0%	+ 1.8%
98.3%	101.4%	+ 3.2%	97.9%	99.9%	+ 2.0%
97.6%	100.3%	+ 2.8%	96.5%	98.2%	+ 1.8%
96.3%	98.9%	+ 2.7%	93.4%	96.5%	+ 3.3%
94.2%	96.6%	+ 2.5%	89.6%	92.9%	+ 3.7%
89.8%	93.9%	+ 4.6%	103.4%	89.3%	- 13.6%
<b>97.8%</b>	<b>100.5%</b>	<b>+ 2.8%</b>	<b>98.1%</b>	<b>99.9%</b>	<b>+ 1.8%</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.

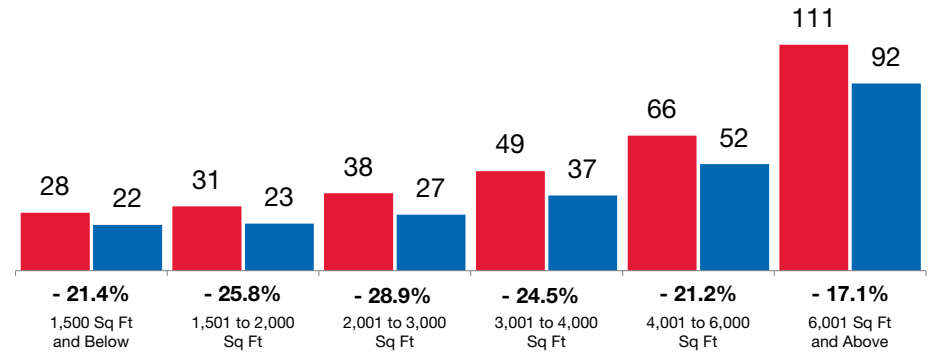
## By Price Range

■ 04-2020 ■ 04-2021



## By Square Feet

■ 04-2020 ■ 04-2021



## All Properties

By Price Range	04-2020	04-2021	Change
\$250,000 and Below	45	47	+ 4.4%
\$250,001 to \$500,000	30	25	- 16.7%
\$500,001 to \$750,000	31	21	- 32.3%
\$750,001 to \$1,000,000	35	23	- 34.3%
\$1,000,001 to \$1,250,000	36	28	- 22.2%
\$1,250,001 to \$2,000,000	47	33	- 29.8%
\$2,000,001 to \$5,000,000	73	58	- 20.5%
\$5,000,001 and Above	121	101	- 16.5%
<b>All Price Ranges</b>	<b>34</b>	<b>26</b>	<b>- 23.5%</b>

## Single-Family Homes

04-2020	04-2021	Change	04-2020	04-2021	Change
84	99	+ 17.9%	38	35	- 7.9%
32	35	+ 9.4%	28	23	- 17.9%
31	20	- 35.5%	33	24	- 27.3%
33	21	- 36.4%	43	34	- 20.9%
34	25	- 26.5%	51	43	- 15.7%
45	31	- 31.1%	59	47	- 20.3%
73	57	- 21.9%	77	65	- 15.6%
124	103	- 16.9%	39	13	- 66.7%
<b>35</b>	<b>26</b>	<b>- 25.7%</b>	<b>32</b>	<b>26</b>	<b>- 18.8%</b>

## Condos - Townhomes

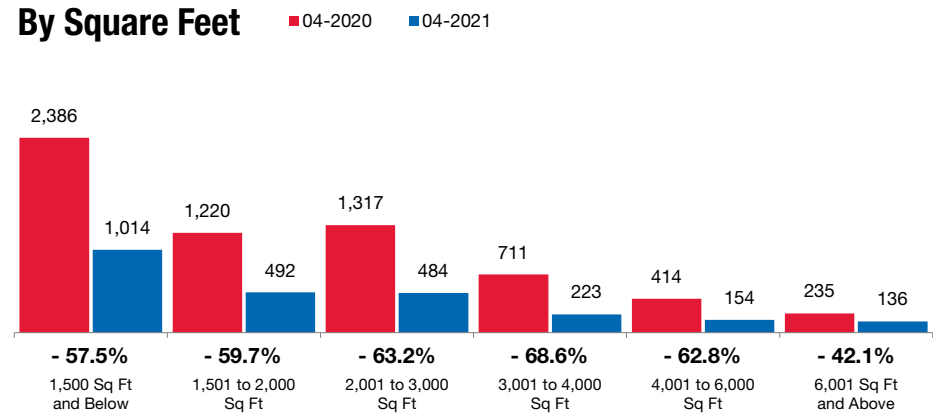
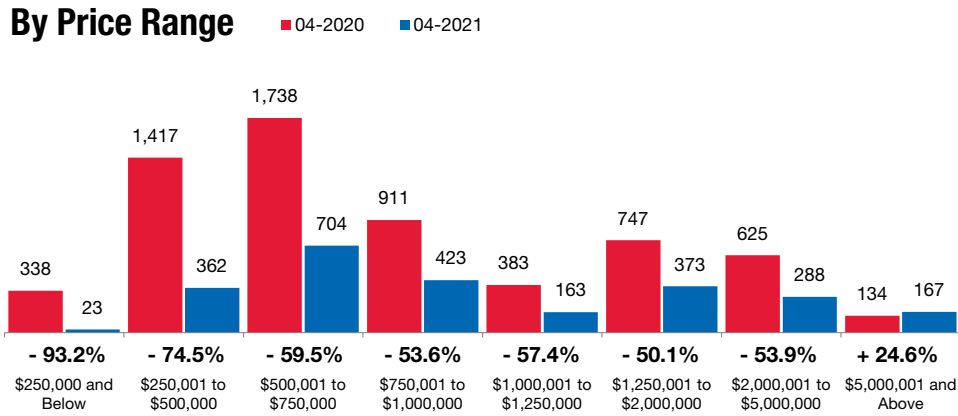
By Square Feet	04-2020	04-2021	Change
1,500 Sq Ft and Below	28	22	- 21.4%
1,501 to 2,000 Sq Ft	31	23	- 25.8%
2,001 to 3,000 Sq Ft	38	27	- 28.9%
3,001 to 4,000 Sq Ft	49	37	- 24.5%
4,001 to 6,000 Sq Ft	66	52	- 21.2%
6,001 Sq Ft and Above	111	92	- 17.1%
<b>All Square Footage</b>	<b>34</b>	<b>26</b>	<b>- 23.5%</b>

04-2020	04-2021	Change	04-2020	04-2021	Change
26	20	- 23.1%	30	24	- 20.0%
29	20	- 31.0%	37	30	- 18.9%
37	26	- 29.7%	54	49	- 9.3%
49	37	- 24.5%	67	51	- 23.9%
66	52	- 21.2%	70	48	- 31.4%
111	92	- 17.1%	48	55	+ 14.6%
<b>35</b>	<b>26</b>	<b>- 25.7%</b>	<b>32</b>	<b>26</b>	<b>- 18.8%</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	04-2020	04-2021	Change
\$250,000 and Below	338	23	- 93.2%
\$250,001 to \$500,000	1,417	362	- 74.5%
\$500,001 to \$750,000	1,738	704	- 59.5%
\$750,001 to \$1,000,000	911	423	- 53.6%
\$1,000,001 to \$1,250,000	383	163	- 57.4%
\$1,250,001 to \$2,000,000	747	373	- 50.1%
\$2,000,001 to \$5,000,000	625	288	- 53.9%
\$5,000,001 and Above	134	167	+ 24.6%
<b>All Price Ranges</b>	<b>6,293</b>	<b>2,503</b>	<b>- 60.2%</b>

## Single-Family Homes

04-2020	04-2021	Change	04-2020	04-2021	Change
126	4	- 96.8%	212	19	- 91.0%
530	65	- 87.7%	887	297	- 66.5%
1,221	448	- 63.3%	517	256	- 50.5%
684	320	- 53.2%	227	103	- 54.6%
280	117	- 58.2%	103	46	- 55.3%
560	284	- 49.3%	187	89	- 52.4%
528	205	- 61.2%	97	83	- 14.4%
126	163	+ 29.4%	8	4	- 50.0%
<b>4,055</b>	<b>1,606</b>	<b>- 60.4%</b>	<b>2,238</b>	<b>897</b>	<b>- 59.9%</b>

## Condos - Townhomes

By Square Feet	04-2020	04-2021	Change
1,500 Sq Ft and Below	2,386	1,014	- 57.5%
1,501 to 2,000 Sq Ft	1,220	492	- 59.7%
2,001 to 3,000 Sq Ft	1,317	484	- 63.2%
3,001 to 4,000 Sq Ft	711	223	- 68.6%
4,001 to 6,000 Sq Ft	414	154	- 62.8%
6,001 Sq Ft and Above	235	136	- 42.1%
<b>All Square Footage</b>	<b>6,293</b>	<b>2,503</b>	<b>- 60.2%</b>

04-2020	04-2021	Change	04-2020	04-2021	Change
853	391	- 54.2%	1,533	623	- 59.4%
766	332	- 56.7%	454	160	- 64.8%
1,108	399	- 64.0%	209	85	- 59.3%
684	202	- 70.5%	27	21	- 22.2%
406	146	- 64.0%	8	8	0.0%
233	136	- 41.6%	2	0	- 100.0%
<b>4,055</b>	<b>1,606</b>	<b>- 60.4%</b>	<b>2,238</b>	<b>897</b>	<b>- 59.9%</b>

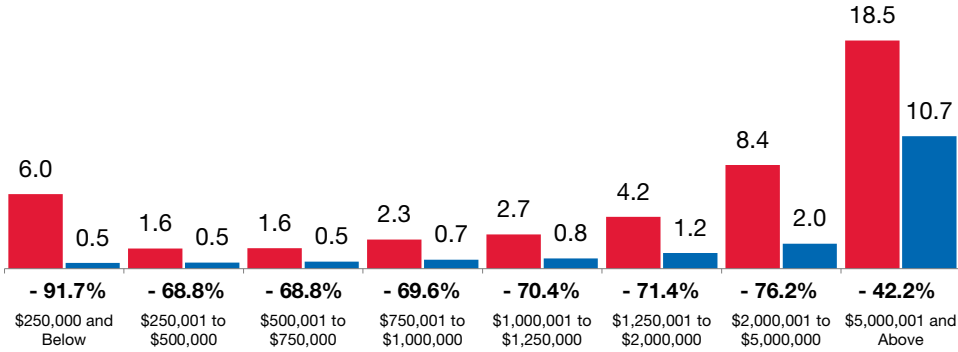


# Months Supply of Inventory

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.

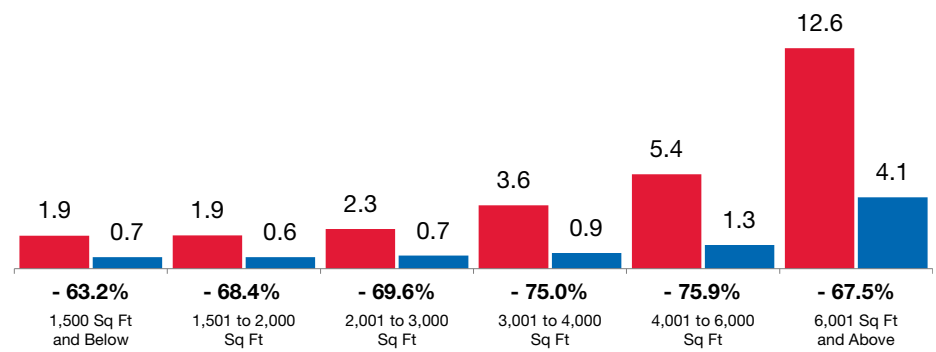
## By Price Range

■ 04-2020 ■ 04-2021



## By Square Feet

■ 04-2020 ■ 04-2021



### All Properties

By Price Range	04-2020	04-2021	Change
\$250,000 and Below	6.0	0.5	-91.7%
\$250,001 to \$500,000	1.6	0.5	-68.8%
\$500,001 to \$750,000	1.6	0.5	-68.8%
\$750,001 to \$1,000,000	2.3	0.7	-69.6%
\$1,000,001 to \$1,250,000	2.7	0.8	-70.4%
\$1,250,001 to \$2,000,000	4.2	1.2	-71.4%
\$2,000,001 to \$5,000,000	8.4	2.0	-76.2%
\$5,000,001 and Above	18.5	10.7	-42.2%
<b>All Price Ranges</b>	<b>2.3</b>	<b>0.7</b>	<b>-69.6%</b>

### Single-Family Homes

04-2020	04-2021	Change
17.6	0.5	-97.2%
1.7	0.4	-76.5%
1.5	0.5	-66.7%
2.1	0.7	-66.7%
2.3	0.7	-69.6%
3.6	1.1	-69.4%
7.9	1.6	-79.7%
17.8	10.7	-39.9%
<b>2.2</b>	<b>0.7</b>	<b>-68.2%</b>

### Condos - Townhomes

04-2020	04-2021	Change
4.3	0.4	-90.7%
1.6	0.5	-68.8%
2.3	0.7	-69.6%
3.9	1.0	-74.4%
5.4	1.5	-72.2%
8.9	2.2	-75.3%
11.2	5.9	-47.3%
8.0	4.0	-50.0%
<b>2.4</b>	<b>0.7</b>	<b>-70.8%</b>

### By Square Feet

04-2020	04-2021	Change
1.9	0.7	-63.2%
1.9	0.6	-68.4%
2.3	0.7	-69.6%
3.6	0.9	-75.0%
5.4	1.3	-75.9%
12.6	4.1	-67.5%
<b>2.3</b>	<b>0.7</b>	<b>-69.6%</b>

04-2020	04-2021	Change
1.6	0.6	-62.5%
1.6	0.6	-62.5%
2.0	0.7	-65.0%
3.5	0.8	-77.1%
5.3	1.3	-75.5%
12.5	4.1	-67.2%
<b>2.2</b>	<b>0.7</b>	<b>-68.2%</b>

04-2020	04-2021	Change
2.1	0.7	-66.7%
2.7	0.8	-70.4%
5.8	1.7	-70.7%
11.4	5.7	-50.0%
6.4	6.2	-3.1%
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<b>2.4</b>	<b>0.7</b>	<b>-70.8%</b>

