

Housing Supply Overview

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

May 2021

Robust buyer demand, fueled by low mortgage rates, continues to outpace supply, which remains near historic lows. Nationwide, inventory remains much lower than it was at the same time last year, and sales prices are surging as a result. While the warmer temperatures, rising sales prices, and the reopening of the economy may draw more sellers to the market, historically low levels of homes for sale are likely to continue for some time in most market segments. For the 12-month period spanning June 2020 through May 2021, Pending Sales in the San Diego were up 24.3 percent overall. The price range with the largest gain in sales was the \$5,000,001 and Above range, where they increased 143.5 percent.

The overall Median Sales Price was up 13.6 percent to \$670,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 15.2 percent to \$760,000. 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 102 days.

Market-wide, inventory levels were down 54.7 percent. The property type with the smallest decline was the Condos - Townhomes segment, where they decreased 53.0 percent. That amounts to 0.8 months supply for Single-Family homes and 0.9 months supply for Condos.

Quick Facts

+ 143.5%

+ 97.7%

+ 31.2%

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

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

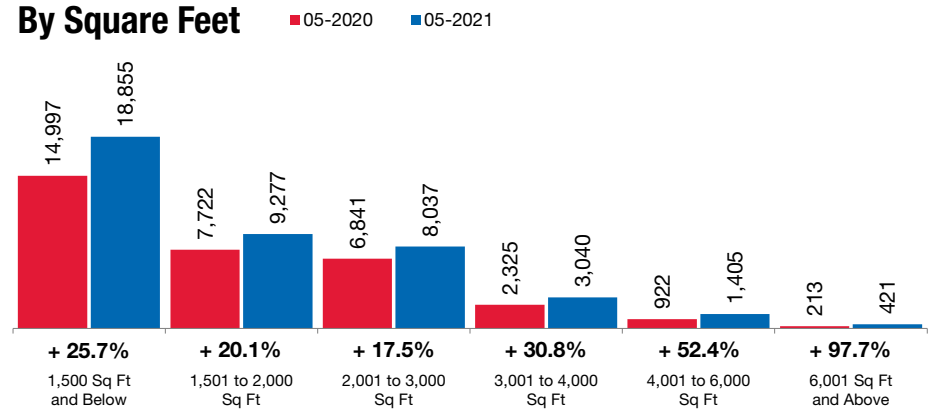
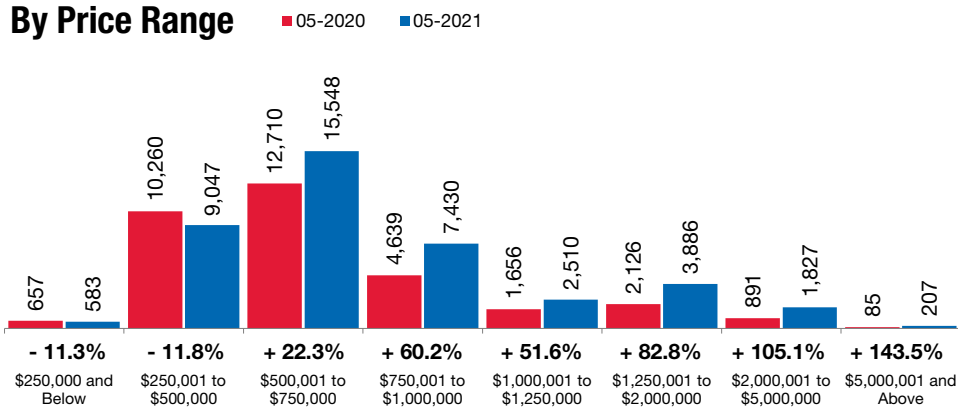
Property Type With
Strongest Pending Sales:
Condos - Townhomes

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	2
Closed Sales	3
Median Sales Price	4
Percent of Original List Price Received	5
Days on Market Until Sale	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

Pending Sales

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



All Properties

By Price Range	05-2020	05-2021	Change
\$250,000 and Below	657	583	- 11.3%
\$250,001 to \$500,000	10,260	9,047	- 11.8%
\$500,001 to \$750,000	12,710	15,548	+ 22.3%
\$750,001 to \$1,000,000	4,639	7,430	+ 60.2%
\$1,000,001 to \$1,250,000	1,656	2,510	+ 51.6%
\$1,250,001 to \$2,000,000	2,126	3,886	+ 82.8%
\$2,000,001 to \$5,000,000	891	1,827	+ 105.1%
\$5,000,001 and Above	85	207	+ 143.5%
All Price Ranges	33,024	41,038	+ 24.3%

Single-Family Homes

05-2020	05-2021	Change	05-2020	05-2021	Change
93	95	+ 2.2%	564	488	- 13.5%
3,600	1,772	- 50.8%	6,660	7,275	+ 9.2%
10,048	11,092	+ 10.4%	2,662	4,456	+ 67.4%
3,931	6,117	+ 55.6%	708	1,313	+ 85.5%
1,423	2,121	+ 49.1%	233	389	+ 67.0%
1,878	3,360	+ 78.9%	248	526	+ 112.1%
800	1,631	+ 103.9%	91	196	+ 115.4%
84	203	+ 141.7%	1	4	+ 300.0%
21,857	26,391	+ 20.7%	11,167	14,647	+ 31.2%

Condos - Townhomes

By Square Feet	05-2020	05-2021	Change
1,500 Sq Ft and Below	14,997	18,855	+ 25.7%
1,501 to 2,000 Sq Ft	7,722	9,277	+ 20.1%
2,001 to 3,000 Sq Ft	6,841	8,037	+ 17.5%
3,001 to 4,000 Sq Ft	2,325	3,040	+ 30.8%
4,001 to 6,000 Sq Ft	922	1,405	+ 52.4%
6,001 Sq Ft and Above	213	421	+ 97.7%
All Square Footage	33,024	41,038	+ 24.3%

05-2020	05-2021	Change	05-2020	05-2021	Change
6,325	7,462	+ 18.0%	8,672	11,393	+ 31.4%
5,677	6,710	+ 18.2%	2,045	2,567	+ 25.5%
6,423	7,412	+ 15.4%	418	625	+ 49.5%
2,298	2,990	+ 30.1%	27	50	+ 85.2%
918	1,395	+ 52.0%	4	10	+ 150.0%
213	419	+ 96.7%	0	2	0.0%
21,857	26,391	+ 20.7%	11,167	14,647	+ 31.2%

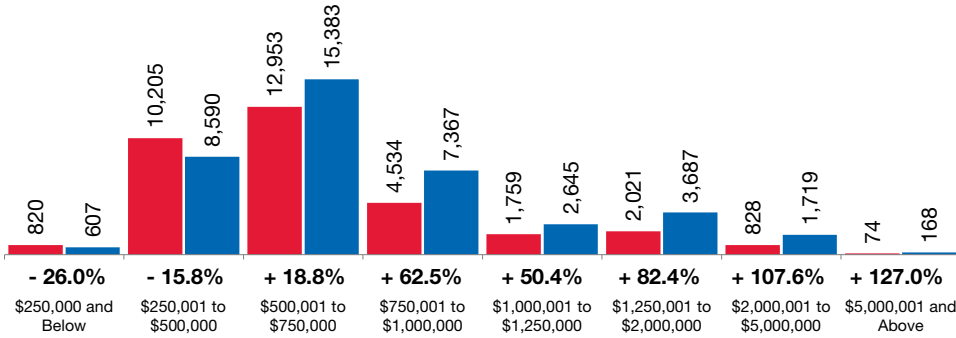


Closed Sales

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

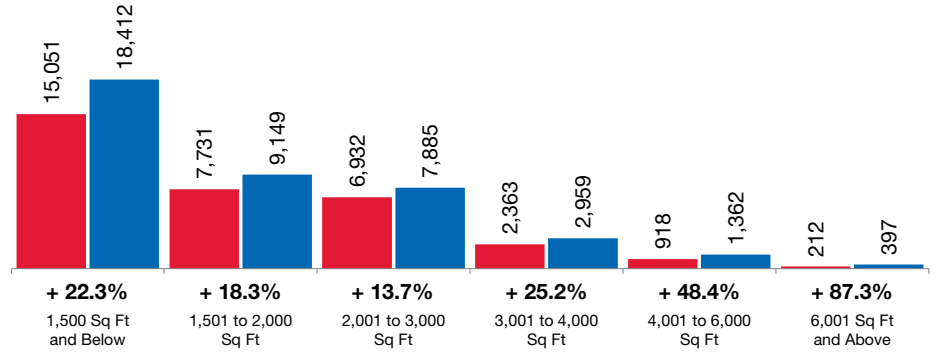
By Price Range

■ 05-2020 ■ 05-2021



By Square Feet

■ 05-2020 ■ 05-2021



All Properties

By Price Range	05-2020	05-2021	Change
\$250,000 and Below	820	607	- 26.0%
\$250,001 to \$500,000	10,205	8,590	- 15.8%
\$500,001 to \$750,000	12,953	15,383	+ 18.8%
\$750,001 to \$1,000,000	4,534	7,367	+ 62.5%
\$1,000,001 to \$1,250,000	1,759	2,645	+ 50.4%
\$1,250,001 to \$2,000,000	2,021	3,687	+ 82.4%
\$2,000,001 to \$5,000,000	828	1,719	+ 107.6%
\$5,000,001 and Above	74	168	+ 127.0%
All Price Ranges	33,194	40,166	+ 21.0%

Single-Family Homes

05-2020	05-2021	Change	05-2020	05-2021	Change
197	112	- 43.1%	623	495	- 20.5%
3,553	1,617	- 54.5%	6,652	6,973	+ 4.8%
10,280	10,876	+ 5.8%	2,673	4,507	+ 68.6%
3,850	6,065	+ 57.5%	684	1,302	+ 90.4%
1,531	2,248	+ 46.8%	228	397	+ 74.1%
1,782	3,231	+ 81.3%	239	456	+ 90.8%
738	1,553	+ 110.4%	90	166	+ 84.4%
72	166	+ 130.6%	2	2	0.0%
22,003	25,868	+ 17.6%	11,191	14,298	+ 27.8%

Condos - Townhomes

By Square Feet	05-2020	05-2021	Change
1,500 Sq Ft and Below	15,051	18,412	+ 22.3%
1,501 to 2,000 Sq Ft	7,731	9,149	+ 18.3%
2,001 to 3,000 Sq Ft	6,932	7,885	+ 13.7%
3,001 to 4,000 Sq Ft	2,363	2,959	+ 25.2%
4,001 to 6,000 Sq Ft	918	1,362	+ 48.4%
6,001 Sq Ft and Above	212	397	+ 87.3%
All Square Footage	33,194	40,166	+ 21.0%

05-2020	05-2021	Change	05-2020	05-2021	Change
6,346	7,315	+ 15.3%	8,705	11,097	+ 27.5%
5,703	6,609	+ 15.9%	2,028	2,540	+ 25.2%
6,489	7,281	+ 12.2%	426	604	+ 41.8%
2,338	2,913	+ 24.6%	25	46	+ 84.0%
912	1,352	+ 48.2%	6	9	+ 50.0%
212	395	+ 86.3%	0	2	0.0%
22,003	25,868	+ 17.6%	11,191	14,298	+ 27.8%

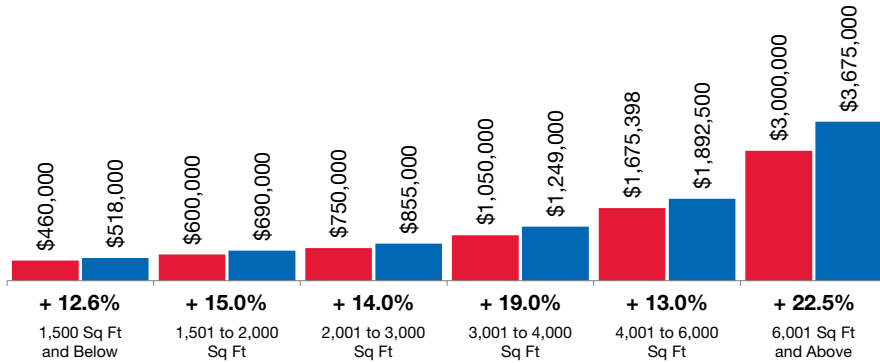


Median Sales Price

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.**

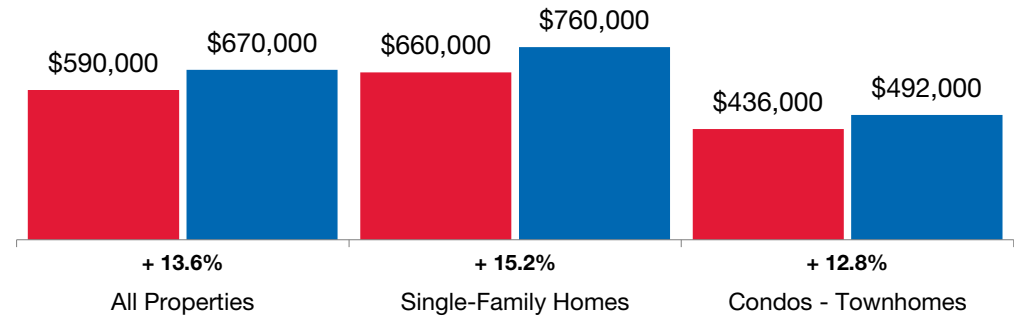
By Square Feet

■ 05-2020 ■ 05-2021



By Property Type

■ 05-2020 ■ 05-2021

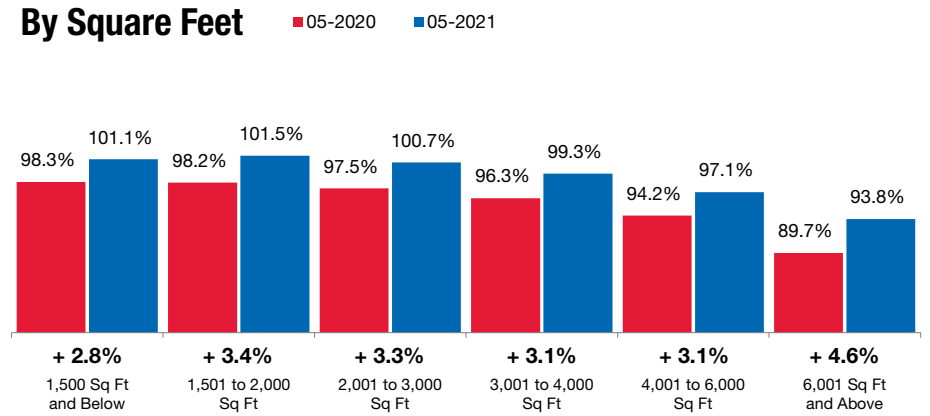
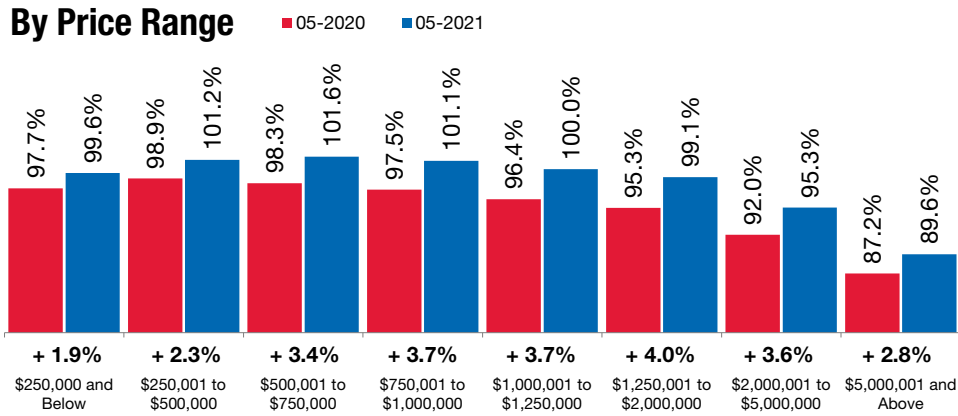


By Square Feet	All Properties		
	05-2020	05-2021	Change
1,500 Sq Ft and Below	\$460,000	\$518,000	+ 12.6%
1,501 to 2,000 Sq Ft	\$600,000	\$690,000	+ 15.0%
2,001 to 3,000 Sq Ft	\$750,000	\$855,000	+ 14.0%
3,001 to 4,000 Sq Ft	\$1,050,000	\$1,249,000	+ 19.0%
4,001 to 6,000 Sq Ft	\$1,675,398	\$1,892,500	+ 13.0%
6,001 Sq Ft and Above	\$3,000,000	\$3,675,000	+ 22.5%
All Square Footage	\$590,000	\$670,000	+ 13.6%

	Single-Family Homes			Condos - Townhomes		
	05-2020	05-2021	Change	05-2020	05-2021	Change
	\$519,000	\$600,000	+ 15.6%	\$398,000	\$441,333	+ 10.9%
	\$600,500	\$695,526	+ 15.8%	\$585,000	\$679,900	+ 16.2%
	\$742,000	\$850,000	+ 14.6%	\$897,450	\$1,053,000	+ 17.3%
	\$1,044,000	\$1,245,000	+ 19.3%	\$2,050,000	\$1,542,500	- 24.8%
	\$1,675,000	\$1,890,000	+ 12.8%	\$2,999,500	\$3,110,000	+ 3.7%
	\$3,000,000	\$3,675,000	+ 22.5%	--	\$2,812,500	0.0%
	\$660,000	\$760,000	+ 15.2%	\$436,000	\$492,000	+ 12.8%

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	05-2020	05-2021	Change
\$250,000 and Below	97.7%	99.6%	+ 1.9%
\$250,001 to \$500,000	98.9%	101.2%	+ 2.3%
\$500,001 to \$750,000	98.3%	101.6%	+ 3.4%
\$750,001 to \$1,000,000	97.5%	101.1%	+ 3.7%
\$1,000,001 to \$1,250,000	96.4%	100.0%	+ 3.7%
\$1,250,001 to \$2,000,000	95.3%	99.1%	+ 4.0%
\$2,000,001 to \$5,000,000	92.0%	95.3%	+ 3.6%
\$5,000,001 and Above	87.2%	89.6%	+ 2.8%
All Price Ranges	97.9%	100.7%	+ 2.9%

Single-Family Homes

05-2020	05-2021	Change	05-2020	05-2021	Change
92.9%	98.4%	+ 5.9%	98.3%	99.8%	+ 1.5%
99.4%	102.2%	+ 2.8%	98.7%	100.9%	+ 2.2%
98.5%	102.0%	+ 3.6%	97.8%	100.5%	+ 2.8%
97.6%	101.4%	+ 3.9%	97.2%	99.5%	+ 2.4%
96.6%	100.7%	+ 4.2%	95.2%	96.8%	+ 1.7%
95.5%	99.5%	+ 4.2%	94.3%	96.2%	+ 2.0%
92.0%	95.4%	+ 3.7%	92.2%	94.4%	+ 2.4%
87.4%	89.6%	+ 2.5%	81.5%	88.9%	+ 9.1%
97.8%	101.0%	+ 3.3%	98.1%	100.3%	+ 2.2%

Condos - Townhomes

By Square Feet	05-2020	05-2021	Change
1,500 Sq Ft and Below	98.3%	101.1%	+ 2.8%
1,501 to 2,000 Sq Ft	98.2%	101.5%	+ 3.4%
2,001 to 3,000 Sq Ft	97.5%	100.7%	+ 3.3%
3,001 to 4,000 Sq Ft	96.3%	99.3%	+ 3.1%
4,001 to 6,000 Sq Ft	94.2%	97.1%	+ 3.1%
6,001 Sq Ft and Above	89.7%	93.8%	+ 4.6%
All Square Footage	97.9%	100.7%	+ 2.9%

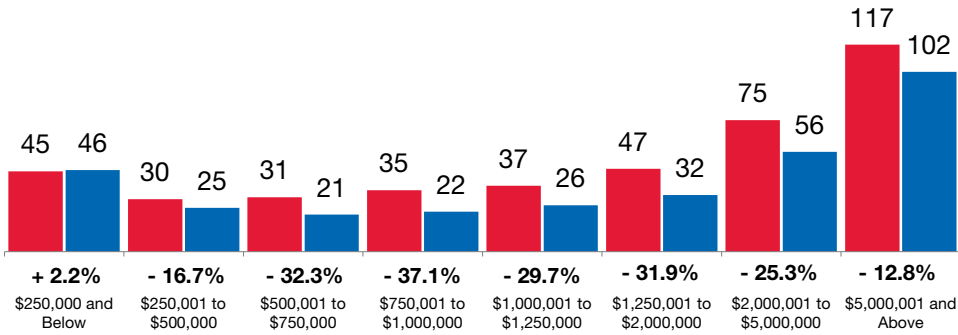
05-2020	05-2021	Change	05-2020	05-2021	Change
98.8%	102.0%	+ 3.2%	98.2%	100.4%	+ 2.2%
98.3%	102.0%	+ 3.8%	98.0%	100.2%	+ 2.2%
97.6%	100.8%	+ 3.3%	96.4%	98.4%	+ 2.1%
96.4%	99.4%	+ 3.1%	93.1%	96.6%	+ 3.8%
94.2%	97.1%	+ 3.1%	91.3%	92.8%	+ 1.6%
89.7%	93.8%	+ 4.6%	--	89.3%	--
97.8%	101.0%	+ 3.3%	98.1%	100.3%	+ 2.2%

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.

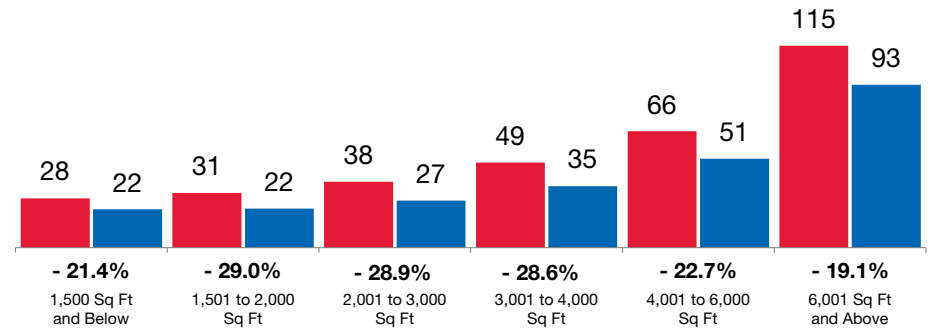
By Price Range

■ 05-2020 ■ 05-2021



By Square Feet

■ 05-2020 ■ 05-2021



All Properties

By Price Range	05-2020	05-2021	Change
\$250,000 and Below	45	46	+ 2.2%
\$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	22	- 37.1%
\$1,000,001 to \$1,250,000	37	26	- 29.7%
\$1,250,001 to \$2,000,000	47	32	- 31.9%
\$2,000,001 to \$5,000,000	75	56	- 25.3%
\$5,000,001 and Above	117	102	- 12.8%
All Price Ranges	34	26	- 23.5%

Single-Family Homes

05-2020	05-2021	Change
92	90	- 2.2%
32	35	+ 9.4%
30	20	- 33.3%
33	21	- 36.4%
35	24	- 31.4%
45	30	- 33.3%
74	56	- 24.3%
120	103	- 14.2%
35	26	- 25.7%

Condos - Townhomes

05-2020	05-2021	Change
36	36	0.0%
28	22	- 21.4%
33	23	- 30.3%
44	32	- 27.3%
51	41	- 19.6%
60	48	- 20.0%
78	64	- 17.9%
34	13	- 61.8%
32	26	- 18.8%

By Square Feet

05-2020	05-2021	Change
28	22	- 21.4%
31	22	- 29.0%
38	27	- 28.9%
49	35	- 28.6%
66	51	- 22.7%
115	93	- 19.1%
34	26	- 23.5%

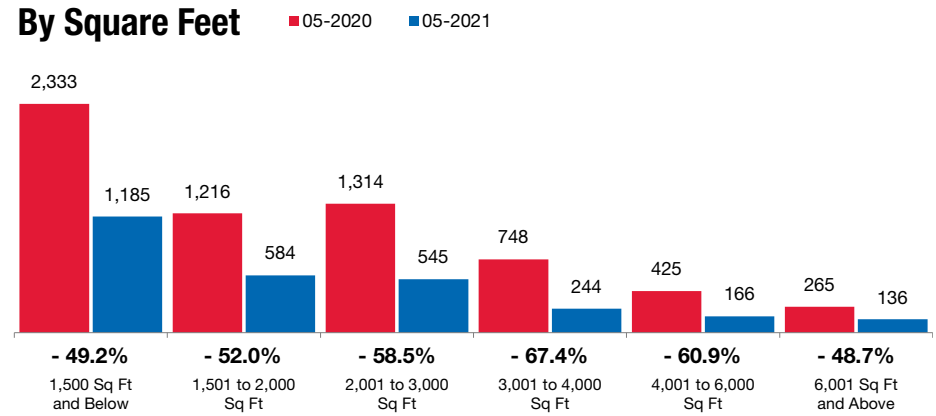
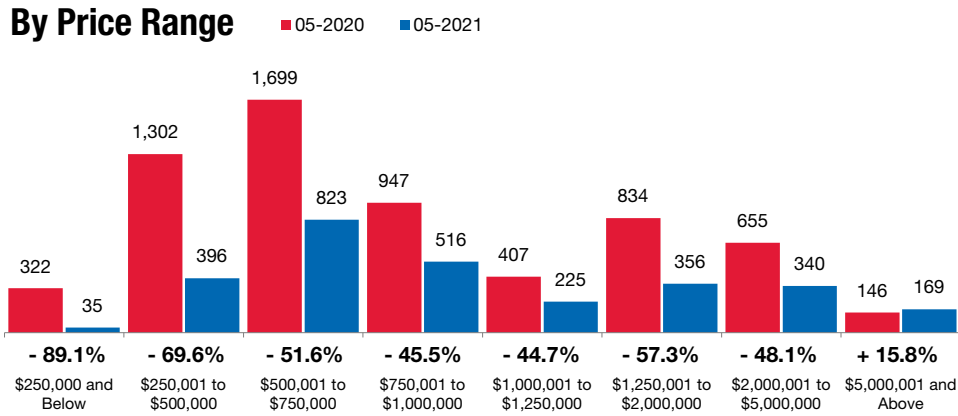
05-2020	05-2021	Change
26	19	- 26.9%
29	20	- 31.0%
37	25	- 32.4%
48	35	- 27.1%
67	51	- 23.9%
115	93	- 19.1%
35	26	- 25.7%

05-2020	05-2021	Change
30	24	- 20.0%
37	29	- 21.6%
54	49	- 9.3%
69	50	- 27.5%
38	47	+ 23.7%
--	55	--
32	26	- 18.8%



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	05-2020	05-2021	Change
\$250,000 and Below	322	35	- 89.1%
\$250,001 to \$500,000	1,302	396	- 69.6%
\$500,001 to \$750,000	1,699	823	- 51.6%
\$750,001 to \$1,000,000	947	516	- 45.5%
\$1,000,001 to \$1,250,000	407	225	- 44.7%
\$1,250,001 to \$2,000,000	834	356	- 57.3%
\$2,000,001 to \$5,000,000	655	340	- 48.1%
\$5,000,001 and Above	146	169	+ 15.8%
All Price Ranges	6,312	2,860	- 54.7%

Single-Family Homes

05-2020	05-2021	Change	05-2020	05-2021	Change
112	9	- 92.0%	210	26	- 87.6%
492	60	- 87.8%	810	336	- 58.5%
1,164	497	- 57.3%	535	326	- 39.1%
697	396	- 43.2%	250	120	- 52.0%
299	163	- 45.5%	108	62	- 42.6%
635	273	- 57.0%	199	83	- 58.3%
558	257	- 53.9%	97	83	- 14.4%
139	163	+ 17.3%	7	6	- 14.3%
4,096	1,818	- 55.6%	2,216	1,042	- 53.0%

Condos - Townhomes

By Square Feet	05-2020	05-2021	Change
1,500 Sq Ft and Below	2,333	1,185	- 49.2%
1,501 to 2,000 Sq Ft	1,216	584	- 52.0%
2,001 to 3,000 Sq Ft	1,314	545	- 58.5%
3,001 to 4,000 Sq Ft	748	244	- 67.4%
4,001 to 6,000 Sq Ft	425	166	- 60.9%
6,001 Sq Ft and Above	265	136	- 48.7%
All Square Footage	6,312	2,860	- 54.7%

05-2020	05-2021	Change	05-2020	05-2021	Change
816	454	- 44.4%	1,517	731	- 51.8%
762	388	- 49.1%	454	196	- 56.8%
1,111	458	- 58.8%	203	87	- 57.1%
723	223	- 69.2%	25	21	- 16.0%
416	160	- 61.5%	9	6	- 33.3%
262	135	- 48.5%	3	1	- 66.7%
4,096	1,818	- 55.6%	2,216	1,042	- 53.0%

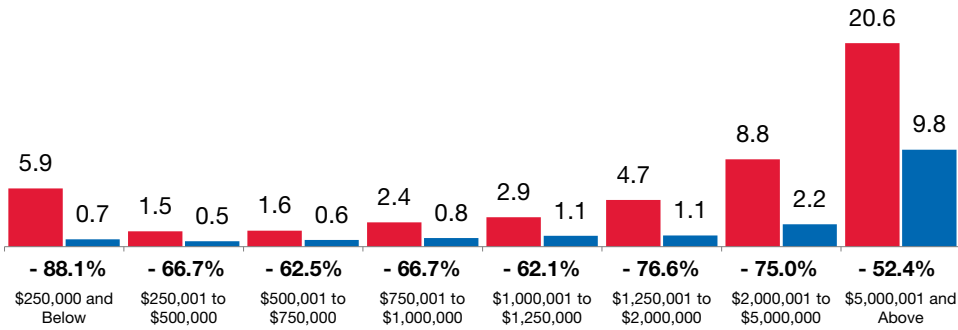


Months Supply of Inventory

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.

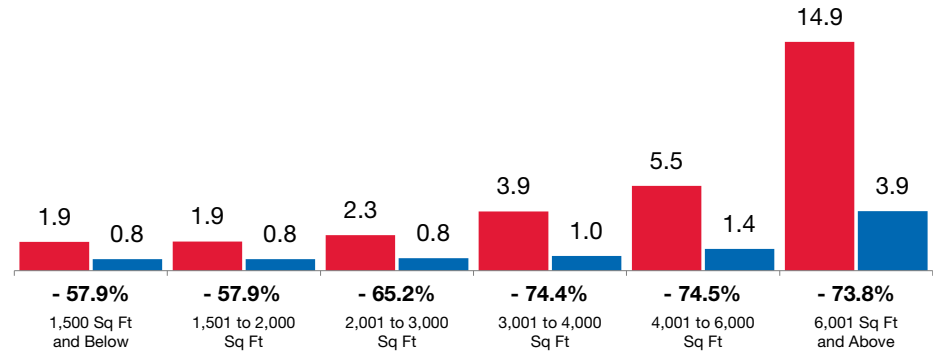
By Price Range

■ 05-2020 ■ 05-2021



By Square Feet

■ 05-2020 ■ 05-2021



All Properties

By Price Range	05-2020	05-2021	Change
\$250,000 and Below	5.9	0.7	-88.1%
\$250,001 to \$500,000	1.5	0.5	-66.7%
\$500,001 to \$750,000	1.6	0.6	-62.5%
\$750,001 to \$1,000,000	2.4	0.8	-66.7%
\$1,000,001 to \$1,250,000	2.9	1.1	-62.1%
\$1,250,001 to \$2,000,000	4.7	1.1	-76.6%
\$2,000,001 to \$5,000,000	8.8	2.2	-75.0%
\$5,000,001 and Above	20.6	9.8	-52.4%
All Price Ranges	2.3	0.8	-65.2%

Single-Family Homes

05-2020	05-2021	Change
14.5	1.1	-92.4%
1.6	0.4	-75.0%
1.4	0.5	-64.3%
2.1	0.8	-61.9%
2.5	0.9	-64.0%
4.1	1.0	-75.6%
8.4	1.9	-77.4%
19.9	9.6	-51.8%
2.2	0.8	-63.6%

Condos - Townhomes

05-2020	05-2021	Change
4.5	0.6	-86.7%
1.5	0.6	-60.0%
2.4	0.9	-62.5%
4.2	1.1	-73.8%
5.6	1.9	-66.1%
9.6	1.9	-80.2%
11.7	5.1	-56.4%
7.0	6.0	-14.3%
2.4	0.9	-62.5%

By Square Feet

05-2020	05-2021	Change
1.9	0.8	-57.9%
1.9	0.8	-57.9%
2.3	0.8	-65.2%
3.9	1.0	-74.4%
5.5	1.4	-74.5%
14.9	3.9	-73.8%
2.3	0.8	-65.2%

05-2020	05-2021	Change
1.5	0.7	-53.3%
1.6	0.7	-56.3%
2.1	0.7	-66.7%
3.8	0.9	-76.3%
5.4	1.4	-74.1%
14.8	3.9	-73.6%
2.2	0.8	-63.6%

