

Housing Supply Overview

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

June 2021

Summer's here, and with vaccination rates on the rise, buyers continue to flood the market in search of their next home, with rock bottom inventory and record high sales prices reported throughout much of the country. Although closed sales were down nationally, overall demand for housing remains high, in part due to attractively low interest rates, offering buyers some relief and affordability in a fiercely competitive market. For the 12-month period spanning July 2020 through June 2021, Pending Sales in the San Diego were up 23.0 percent overall. The price range with the largest gain in sales was the \$5,000,001 and Above range, where they increased 140.2 percent.

The overall Median Sales Price was up 16.1 percent to \$685,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 18.2 percent to \$780,000. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 20 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 97 days.

Market-wide, inventory levels were down 49.4 percent. The property type with the smallest decline was the Single-Family Homes segment, where they decreased 48.1 percent. That amounts to 0.9 months supply for Single-Family homes and 0.8 months supply for Condos.

Quick Facts

+ 140.2%

+ 84.3%

+ 30.8%

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

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

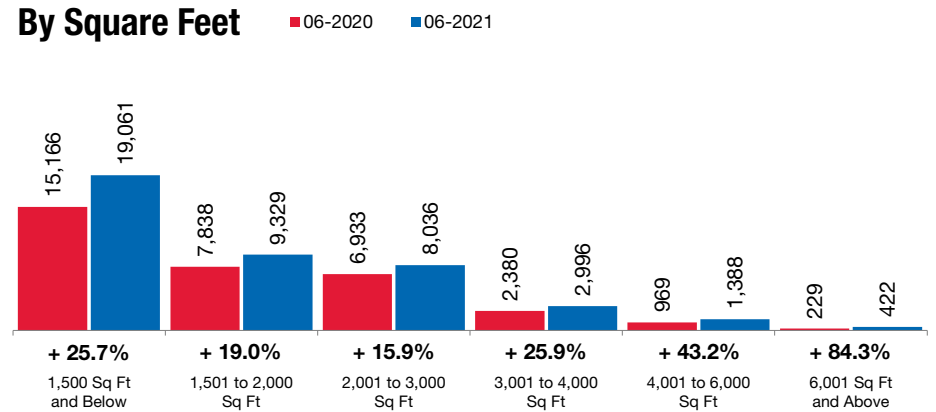
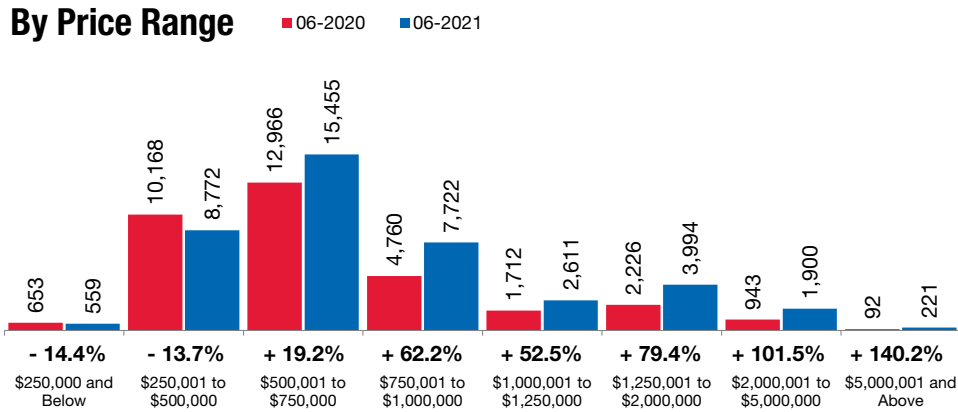
Property Type With
Strongest Pending Sales:
Condos - Townhomes

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

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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	06-2020	06-2021	Change
\$250,000 and Below	653	559	- 14.4%
\$250,001 to \$500,000	10,168	8,772	- 13.7%
\$500,001 to \$750,000	12,966	15,455	+ 19.2%
\$750,001 to \$1,000,000	4,760	7,722	+ 62.2%
\$1,000,001 to \$1,250,000	1,712	2,611	+ 52.5%
\$1,250,001 to \$2,000,000	2,226	3,994	+ 79.4%
\$2,000,001 to \$5,000,000	943	1,900	+ 101.5%
\$5,000,001 and Above	92	221	+ 140.2%
All Price Ranges	33,520	41,234	+ 23.0%

Single-Family Homes

06-2020	06-2021	Change
88	97	+ 10.2%
3,485	1,594	- 54.3%
10,209	10,785	+ 5.6%
4,019	6,365	+ 58.4%
1,475	2,195	+ 48.8%
1,963	3,450	+ 75.8%
850	1,696	+ 99.5%
91	217	+ 138.5%
22,180	26,399	+ 19.0%

Condos - Townhomes

06-2020	06-2021	Change
565	462	- 18.2%
6,683	7,178	+ 7.4%
2,757	4,670	+ 69.4%
741	1,357	+ 83.1%
237	416	+ 75.5%
263	544	+ 106.8%
93	204	+ 119.4%
1	4	+ 300.0%
11,340	14,835	+ 30.8%

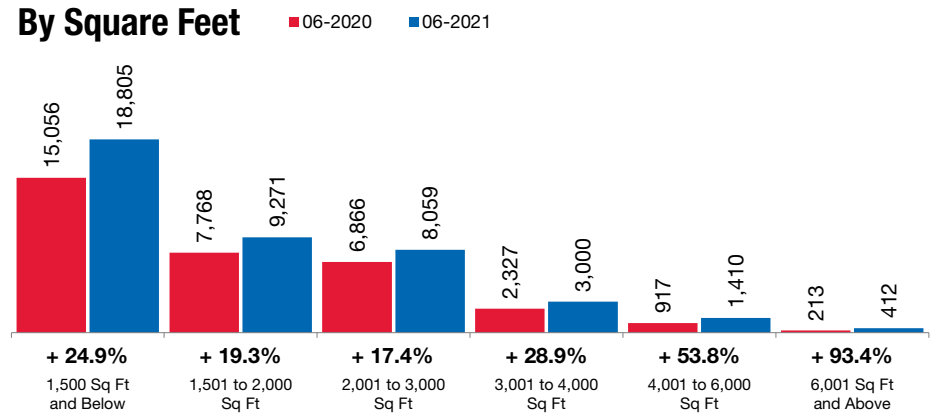
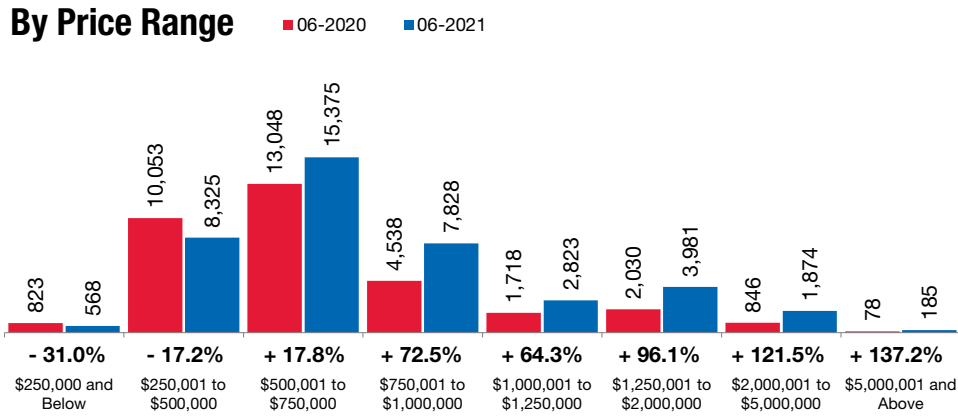
By Square Feet	06-2020	06-2021	Change
1,500 Sq Ft and Below	15,166	19,061	+ 25.7%
1,501 to 2,000 Sq Ft	7,838	9,329	+ 19.0%
2,001 to 3,000 Sq Ft	6,933	8,036	+ 15.9%
3,001 to 4,000 Sq Ft	2,380	2,996	+ 25.9%
4,001 to 6,000 Sq Ft	969	1,388	+ 43.2%
6,001 Sq Ft and Above	229	422	+ 84.3%
All Square Footage	33,520	41,234	+ 23.0%

06-2020	06-2021	Change
6,359	7,509	+ 18.1%
5,753	6,752	+ 17.4%
6,516	7,392	+ 13.4%
2,354	2,948	+ 25.2%
965	1,376	+ 42.6%
229	420	+ 83.4%
11,340	14,835	+ 30.8%



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	06-2020	06-2021	Change
\$250,000 and Below	823	568	- 31.0%
\$250,001 to \$500,000	10,053	8,325	- 17.2%
\$500,001 to \$750,000	13,048	15,375	+ 17.8%
\$750,001 to \$1,000,000	4,538	7,828	+ 72.5%
\$1,000,001 to \$1,250,000	1,718	2,823	+ 64.3%
\$1,250,001 to \$2,000,000	2,030	3,981	+ 96.1%
\$2,000,001 to \$5,000,000	846	1,874	+ 121.5%
\$5,000,001 and Above	78	185	+ 137.2%
All Price Ranges	33,134	40,959	+ 23.6%

Single-Family Homes

06-2020	06-2021	Change	06-2020	06-2021	Change
198	101	- 49.0%	625	467	- 25.3%
3,426	1,435	- 58.1%	6,627	6,890	+ 4.0%
10,347	10,641	+ 2.8%	2,701	4,734	+ 75.3%
3,849	6,426	+ 67.0%	689	1,402	+ 103.5%
1,483	2,396	+ 61.6%	235	427	+ 81.7%
1,797	3,489	+ 94.2%	233	492	+ 111.2%
758	1,689	+ 122.8%	88	185	+ 110.2%
77	183	+ 137.7%	1	2	+ 100.0%
21,935	26,360	+ 20.2%	11,199	14,599	+ 30.4%

Condos - Townhomes

By Square Feet	06-2020	06-2021	Change
1,500 Sq Ft and Below	15,056	18,805	+ 24.9%
1,501 to 2,000 Sq Ft	7,768	9,271	+ 19.3%
2,001 to 3,000 Sq Ft	6,866	8,059	+ 17.4%
3,001 to 4,000 Sq Ft	2,327	3,000	+ 28.9%
4,001 to 6,000 Sq Ft	917	1,410	+ 53.8%
6,001 Sq Ft and Above	213	412	+ 93.4%
All Square Footage	33,134	40,959	+ 23.6%

06-2020	06-2021	Change	06-2020	06-2021	Change
6,367	7,446	+ 16.9%	8,689	11,359	+ 30.7%
5,714	6,722	+ 17.6%	2,054	2,549	+ 24.1%
6,426	7,426	+ 15.6%	423	633	+ 49.6%
2,299	2,954	+ 28.5%	28	46	+ 64.3%
913	1,399	+ 53.2%	4	10	+ 150.0%
213	410	+ 92.5%	0	2	0.0%
21,935	26,360	+ 20.2%	11,199	14,599	+ 30.4%

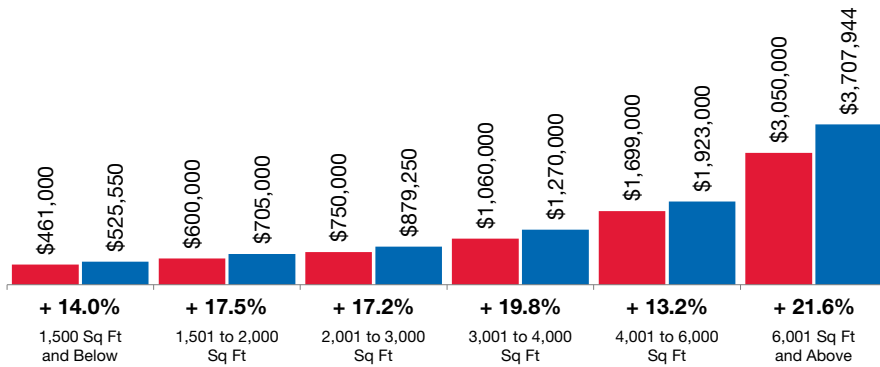


Median Sales Price

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.

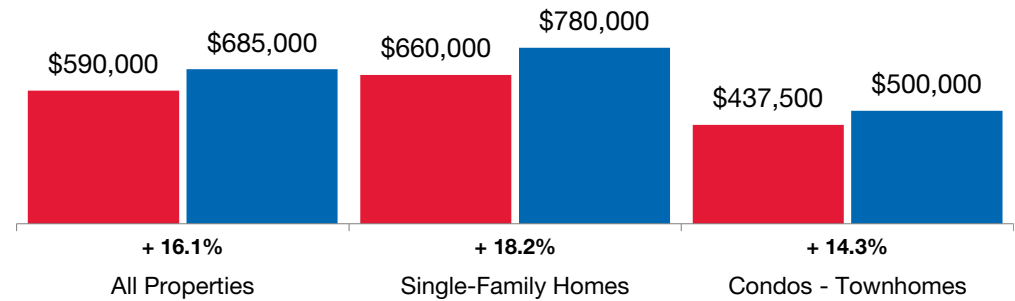
By Square Feet

06-2020 06-2021



By Property Type

06-2020 06-2021



All Properties

By Square Feet	06-2020	06-2021	Change
1,500 Sq Ft and Below	\$461,000	\$525,550	+ 14.0%
1,501 to 2,000 Sq Ft	\$600,000	\$705,000	+ 17.5%
2,001 to 3,000 Sq Ft	\$750,000	\$879,250	+ 17.2%
3,001 to 4,000 Sq Ft	\$1,060,000	\$1,270,000	+ 19.8%
4,001 to 6,000 Sq Ft	\$1,699,000	\$1,923,000	+ 13.2%
6,001 Sq Ft and Above	\$3,050,000	\$3,707,944	+ 21.6%
All Square Footage	\$590,000	\$685,000	+ 16.1%

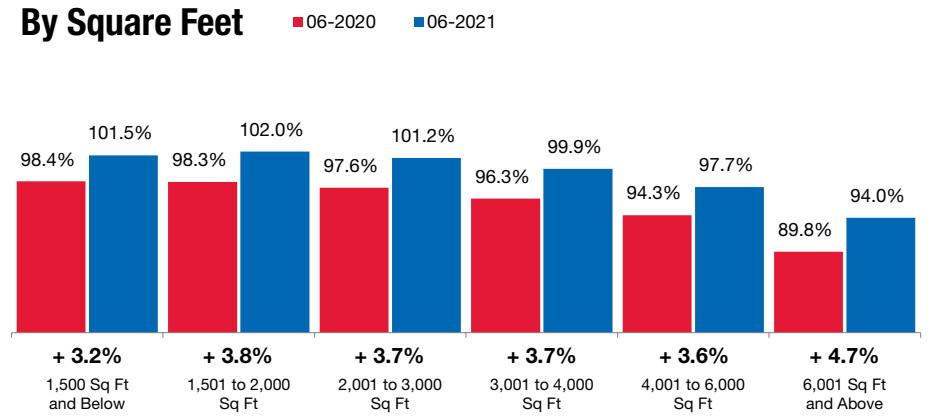
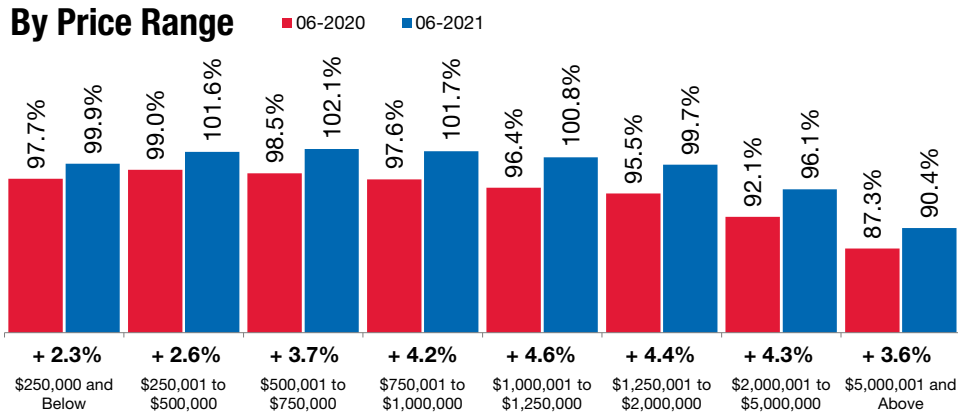
Single-Family Homes

06-2020	06-2021	Change	06-2020	06-2021	Change
\$520,000	\$610,000	+ 17.3%	\$399,700	\$450,000	+ 12.6%
\$605,000	\$710,000	+ 17.4%	\$585,000	\$689,000	+ 17.8%
\$744,750	\$870,000	+ 16.8%	\$915,000	\$1,080,000	+ 18.0%
\$1,050,000	\$1,267,500	+ 20.7%	\$2,150,000	\$1,592,500	- 25.9%
\$1,685,000	\$1,920,000	+ 13.9%	\$3,394,500	\$3,420,000	+ 0.8%
\$3,050,000	\$3,732,500	+ 22.4%	--	\$2,812,500	0.0%
\$660,000	\$780,000	+ 18.2%	\$437,500	\$500,000	+ 14.3%

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	06-2020	06-2021	Change
\$250,000 and Below	97.7%	99.9%	+ 2.3%
\$250,001 to \$500,000	99.0%	101.6%	+ 2.6%
\$500,001 to \$750,000	98.5%	102.1%	+ 3.7%
\$750,001 to \$1,000,000	97.6%	101.7%	+ 4.2%
\$1,000,001 to \$1,250,000	96.4%	100.8%	+ 4.6%
\$1,250,001 to \$2,000,000	95.5%	99.7%	+ 4.4%
\$2,000,001 to \$5,000,000	92.1%	96.1%	+ 4.3%
\$5,000,001 and Above	87.3%	90.4%	+ 3.6%
All Price Ranges	98.0%	101.2%	+ 3.3%

Single-Family Homes

06-2020	06-2021	Change	06-2020	06-2021	Change
93.3%	98.8%	+ 5.9%	98.3%	100.1%	+ 1.8%
99.5%	102.6%	+ 3.1%	98.7%	101.4%	+ 2.7%
98.6%	102.5%	+ 4.0%	98.0%	100.9%	+ 3.0%
97.7%	102.1%	+ 4.5%	97.1%	100.0%	+ 3.0%
96.5%	101.4%	+ 5.1%	95.3%	97.4%	+ 2.2%
95.6%	100.2%	+ 4.8%	94.3%	96.5%	+ 2.3%
92.0%	96.2%	+ 4.6%	92.5%	94.9%	+ 2.6%
87.3%	90.4%	+ 3.6%	95.2%	88.9%	- 6.6%
97.9%	101.6%	+ 3.8%	98.2%	100.7%	+ 2.5%

Condos - Townhomes

By Square Feet	06-2020	06-2021	Change
1,500 Sq Ft and Below	98.4%	101.5%	+ 3.2%
1,501 to 2,000 Sq Ft	98.3%	102.0%	+ 3.8%
2,001 to 3,000 Sq Ft	97.6%	101.2%	+ 3.7%
3,001 to 4,000 Sq Ft	96.3%	99.9%	+ 3.7%
4,001 to 6,000 Sq Ft	94.3%	97.7%	+ 3.6%
6,001 Sq Ft and Above	89.8%	94.0%	+ 4.7%
All Square Footage	98.0%	101.2%	+ 3.3%

06-2020	06-2021	Change	06-2020	06-2021	Change
98.9%	102.6%	+ 3.7%	98.3%	100.9%	+ 2.6%
98.4%	102.5%	+ 4.2%	98.0%	100.5%	+ 2.6%
97.7%	101.4%	+ 3.8%	96.6%	98.7%	+ 2.2%
96.3%	99.9%	+ 3.7%	93.1%	97.2%	+ 4.4%
94.3%	97.7%	+ 3.6%	94.7%	93.5%	- 1.3%
89.8%	94.0%	+ 4.7%	--	89.3%	--
97.9%	101.6%	+ 3.8%	98.2%	100.7%	+ 2.5%

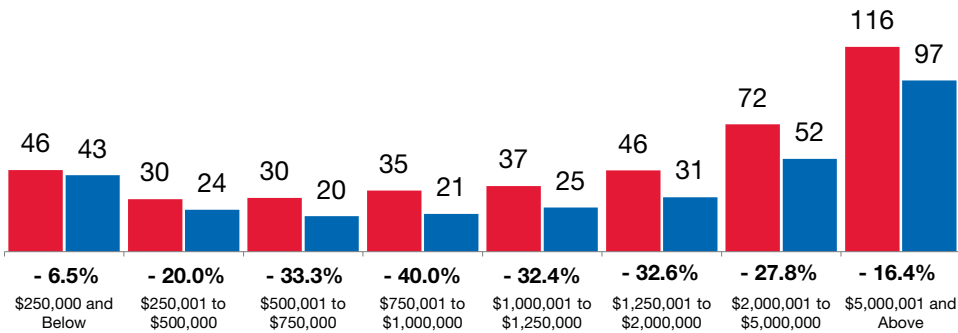


Days on Market Until Sale

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.

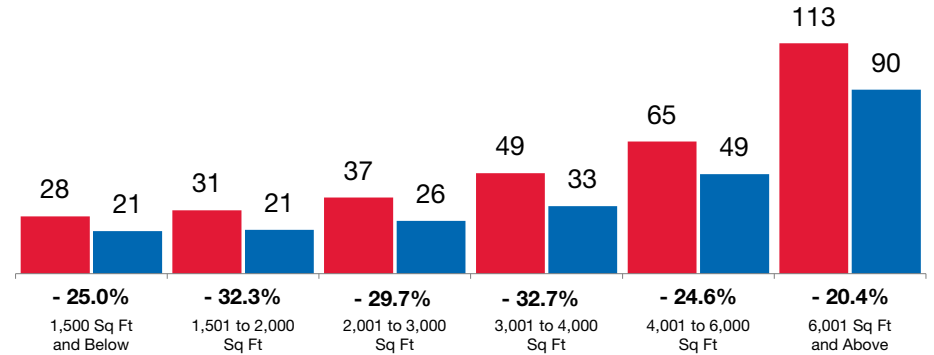
By Price Range

■ 06-2020 ■ 06-2021



By Square Feet

■ 06-2020 ■ 06-2021



All Properties

By Price Range	06-2020	06-2021	Change
\$250,000 and Below	46	43	- 6.5%
\$250,001 to \$500,000	30	24	- 20.0%
\$500,001 to \$750,000	30	20	- 33.3%
\$750,001 to \$1,000,000	35	21	- 40.0%
\$1,000,001 to \$1,250,000	37	25	- 32.4%
\$1,250,001 to \$2,000,000	46	31	- 32.6%
\$2,000,001 to \$5,000,000	72	52	- 27.8%
\$5,000,001 and Above	116	97	- 16.4%
All Price Ranges	34	24	- 29.4%

Single-Family Homes

06-2020	06-2021	Change
101	78	- 22.8%
33	34	+ 3.0%
30	19	- 36.7%
33	19	- 42.4%
35	22	- 37.1%
44	28	- 36.4%
72	52	- 27.8%
117	98	- 16.2%
35	24	- 31.4%

Condos - Townhomes

06-2020	06-2021	Change
35	36	+ 2.9%
28	21	- 25.0%
33	21	- 36.4%
43	29	- 32.6%
48	40	- 16.7%
59	49	- 16.9%
70	60	- 14.3%
62	13	- 79.0%
32	25	- 21.9%

By Square Feet

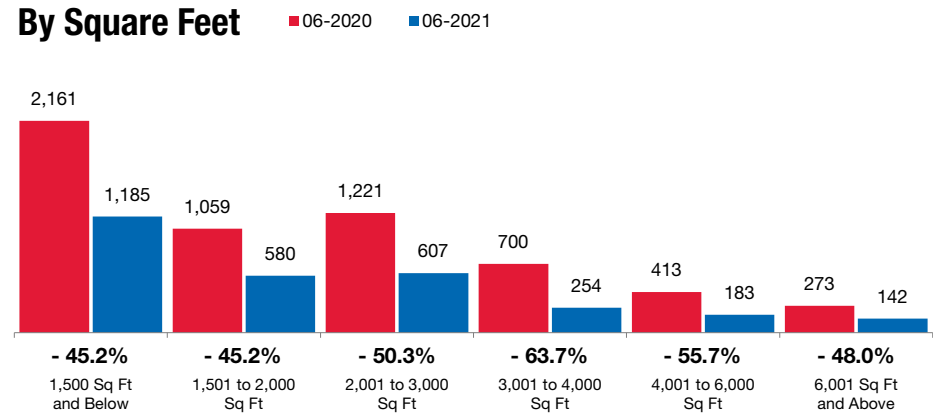
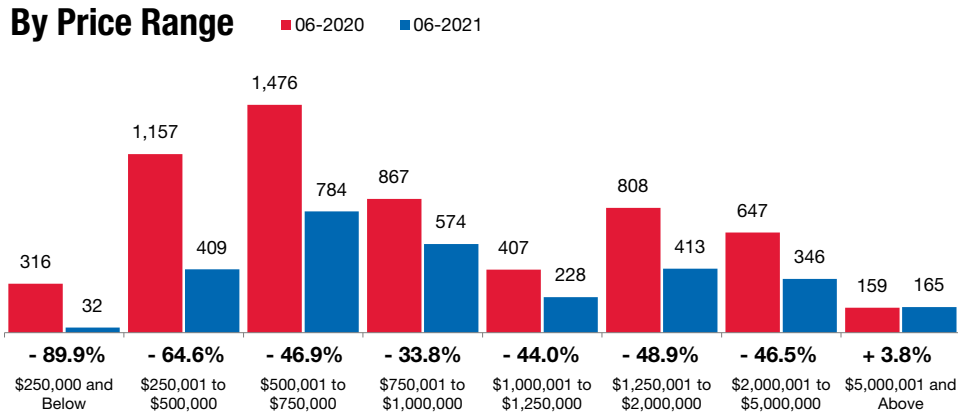
06-2020	06-2021	Change
28	21	- 25.0%
31	21	- 32.3%
37	26	- 29.7%
49	33	- 32.7%
65	49	- 24.6%
113	90	- 20.4%
34	24	- 29.4%

06-2020	06-2021	Change
26	18	- 30.8%
29	19	- 34.5%
36	24	- 33.3%
49	33	- 32.7%
65	49	- 24.6%
113	90	- 20.4%
35	24	- 31.4%



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	06-2020	06-2021	Change
\$250,000 and Below	316	32	- 89.9%
\$250,001 to \$500,000	1,157	409	- 64.6%
\$500,001 to \$750,000	1,476	784	- 46.9%
\$750,001 to \$1,000,000	867	574	- 33.8%
\$1,000,001 to \$1,250,000	407	228	- 44.0%
\$1,250,001 to \$2,000,000	808	413	- 48.9%
\$2,000,001 to \$5,000,000	647	346	- 46.5%
\$5,000,001 and Above	159	165	+ 3.8%
All Price Ranges	5,837	2,951	- 49.4%

Single-Family Homes

06-2020	06-2021	Change	06-2020	06-2021	Change
109	11	- 89.9%	207	21	- 89.9%
425	65	- 84.7%	732	344	- 53.0%
957	487	- 49.1%	519	297	- 42.8%
645	465	- 27.9%	222	109	- 50.9%
305	176	- 42.3%	102	52	- 49.0%
617	320	- 48.1%	191	93	- 51.3%
544	265	- 51.3%	103	81	- 21.4%
152	158	+ 3.9%	7	7	0.0%
3,754	1,947	- 48.1%	2,083	1,004	- 51.8%

Condos - Townhomes

By Square Feet	06-2020	06-2021	Change
1,500 Sq Ft and Below	2,161	1,185	- 45.2%
1,501 to 2,000 Sq Ft	1,059	580	- 45.2%
2,001 to 3,000 Sq Ft	1,221	607	- 50.3%
3,001 to 4,000 Sq Ft	700	254	- 63.7%
4,001 to 6,000 Sq Ft	413	183	- 55.7%
6,001 Sq Ft and Above	273	142	- 48.0%
All Square Footage	5,837	2,951	- 49.4%

06-2020	06-2021	Change	06-2020	06-2021	Change
736	480	- 34.8%	1,425	705	- 50.5%
640	399	- 37.7%	419	181	- 56.8%
1,025	519	- 49.4%	196	88	- 55.1%
674	232	- 65.6%	26	22	- 15.4%
404	176	- 56.4%	9	7	- 22.2%
270	141	- 47.8%	3	1	- 66.7%
3,754	1,947	- 48.1%	2,083	1,004	- 51.8%

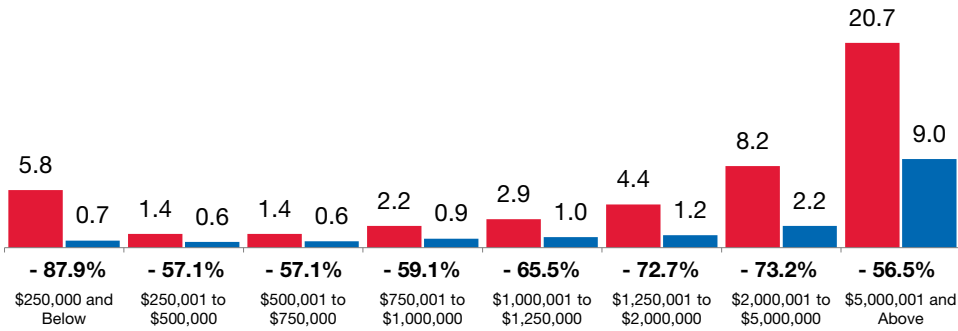


Months Supply of Inventory

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.

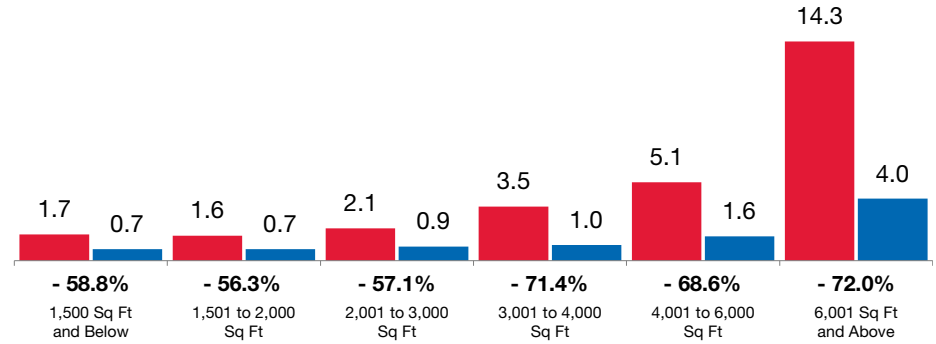
By Price Range

06-2020 06-2021



By Square Feet

06-2020 06-2021



All Properties

By Price Range	06-2020	06-2021	Change
\$250,000 and Below	5.8	0.7	-87.9%
\$250,001 to \$500,000	1.4	0.6	-57.1%
\$500,001 to \$750,000	1.4	0.6	-57.1%
\$750,001 to \$1,000,000	2.2	0.9	-59.1%
\$1,000,001 to \$1,250,000	2.9	1.0	-65.5%
\$1,250,001 to \$2,000,000	4.4	1.2	-72.7%
\$2,000,001 to \$5,000,000	8.2	2.2	-73.2%
\$5,000,001 and Above	20.7	9.0	-56.5%
All Price Ranges	2.1	0.9	-57.1%

Single-Family Homes

06-2020	06-2021	Change	06-2020	06-2021	Change
14.9	1.4	-90.6%	4.4	0.5	-88.6%
1.5	0.5	-66.7%	1.3	0.6	-53.8%
1.1	0.5	-54.5%	2.3	0.8	-65.2%
1.9	0.9	-52.6%	3.6	1.0	-72.2%
2.5	1.0	-60.0%	5.2	1.5	-71.2%
3.8	1.1	-71.1%	8.7	2.1	-75.9%
7.7	1.9	-75.3%	12.2	4.8	-60.7%
20.0	8.7	-56.5%	7.0	7.0	0.0%
2.0	0.9	-55.0%	2.2	0.8	-63.6%

Condos - Townhomes

By Square Feet	06-2020	06-2021	Change
1,500 Sq Ft and Below	1.7	0.7	-58.8%
1,501 to 2,000 Sq Ft	1.6	0.7	-56.3%
2,001 to 3,000 Sq Ft	2.1	0.9	-57.1%
3,001 to 4,000 Sq Ft	3.5	1.0	-71.4%
4,001 to 6,000 Sq Ft	5.1	1.6	-68.6%
6,001 Sq Ft and Above	14.3	4.0	-72.0%
All Square Footage	2.1	0.9	-57.1%

06-2020	06-2021	Change	06-2020	06-2021	Change
1.4	0.8	-42.9%	1.9	0.7	-63.2%
1.3	0.7	-46.2%	2.4	0.8	-66.7%
1.9	0.8	-57.9%	5.6	1.6	-71.4%
3.4	0.9	-73.5%	11.0	5.5	-50.0%
5.0	1.5	-70.0%	9.0	4.7	-47.8%
14.1	4.0	-71.6%	--	1.0	--
2.0	0.9	-55.0%	2.2	0.8	-63.6%

