

Housing Supply Overview

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

July 2021

After months of declines, the inventory of homes for sale nationwide is beginning to increase as more sellers come to the market, looking to capitalize on record-high sales prices while providing a much-needed boost of supply to America's epic housing shortage. This is encouraging news for home buyers, who have struggled with a lack of supply and rocketing sales prices during the pandemic. For the 12-month period spanning August 2020 through July 2021, Pending Sales in the San Diego were up 19.9 percent overall. The price range with the largest gain in sales was the \$5,000,001 and Above range, where they increased 136.7 percent.

The overall Median Sales Price was up 16.4 percent to \$697,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 18.8 percent to \$796,250. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 19 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 90 days.

Market-wide, inventory levels were down 41.9 percent. The property type with the smallest decline was the Single-Family Homes segment, where they decreased 37.7 percent. That amounts to 1.0 months supply for Single-Family homes and 0.9 months supply for Condos.

Quick Facts

+ 136.7%

+ 62.7%

+ 28.0%

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

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

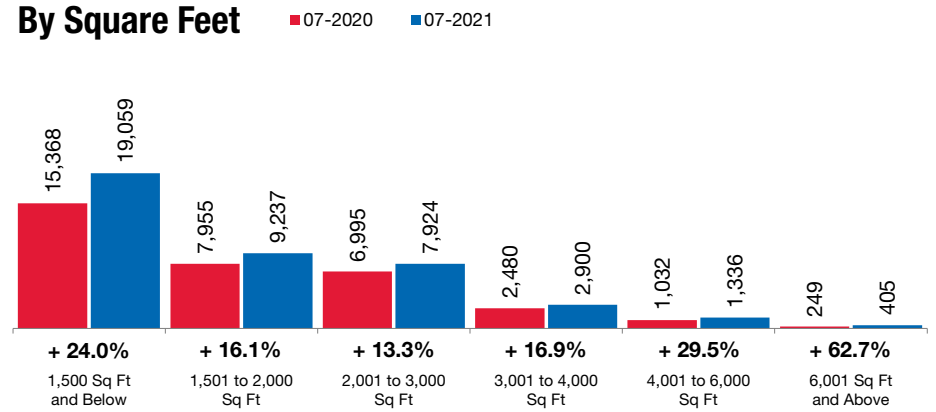
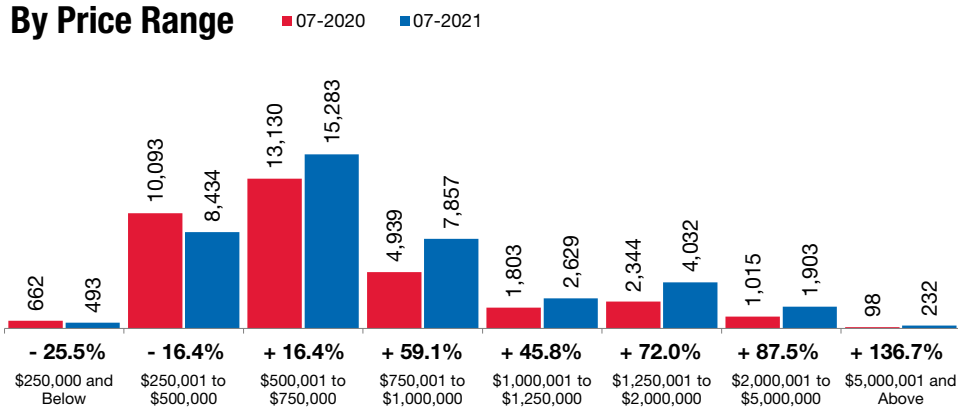
Property Type With
Strongest Pending Sales:
Condos - Townhomes

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	07-2020	07-2021	Change
\$250,000 and Below	662	493	- 25.5%
\$250,001 to \$500,000	10,093	8,434	- 16.4%
\$500,001 to \$750,000	13,130	15,283	+ 16.4%
\$750,001 to \$1,000,000	4,939	7,857	+ 59.1%
\$1,000,001 to \$1,250,000	1,803	2,629	+ 45.8%
\$1,250,001 to \$2,000,000	2,344	4,032	+ 72.0%
\$2,000,001 to \$5,000,000	1,015	1,903	+ 87.5%
\$5,000,001 and Above	98	232	+ 136.7%
All Price Ranges	34,084	40,863	+ 19.9%

Single-Family Homes

07-2020	07-2021	Change
94	90	- 4.3%
3,324	1,431	- 56.9%
10,294	10,485	+ 1.9%
4,167	6,456	+ 54.9%
1,558	2,197	+ 41.0%
2,069	3,471	+ 67.8%
912	1,698	+ 86.2%
98	227	+ 131.6%
22,516	26,055	+ 15.7%

Condos - Townhomes

07-2020	07-2021	Change
568	403	- 29.0%
6,769	7,003	+ 3.5%
2,836	4,798	+ 69.2%
772	1,401	+ 81.5%
245	432	+ 76.3%
275	561	+ 104.0%
103	205	+ 99.0%
0	5	0.0%
11,568	14,808	+ 28.0%

By Square Feet	07-2020	07-2021	Change
1,500 Sq Ft and Below	15,368	19,059	+ 24.0%
1,501 to 2,000 Sq Ft	7,955	9,237	+ 16.1%
2,001 to 3,000 Sq Ft	6,995	7,924	+ 13.3%
3,001 to 4,000 Sq Ft	2,480	2,900	+ 16.9%
4,001 to 6,000 Sq Ft	1,032	1,336	+ 29.5%
6,001 Sq Ft and Above	249	405	+ 62.7%
All Square Footage	34,084	40,863	+ 19.9%

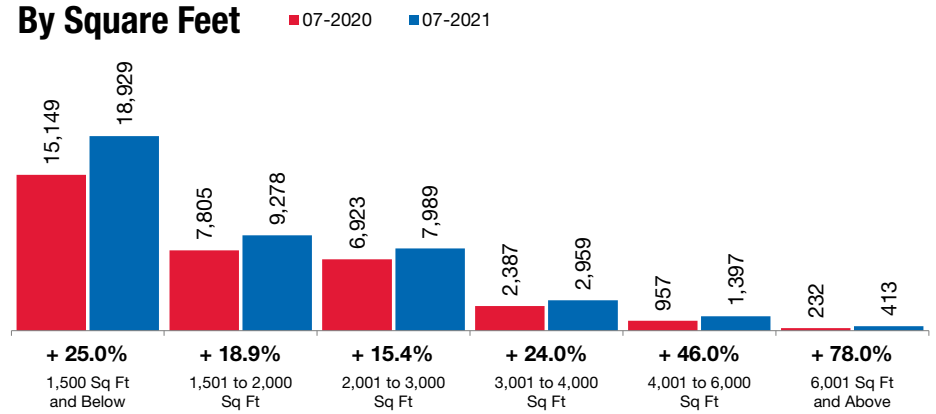
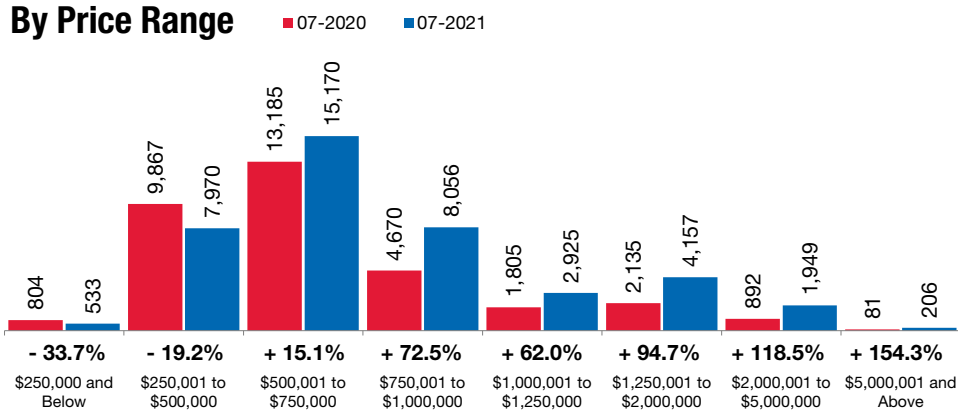
07-2020	07-2021	Change
6,394	7,534	+ 17.8%
5,827	6,666	+ 14.4%
6,560	7,283	+ 11.0%
2,454	2,848	+ 16.1%
1,028	1,319	+ 28.3%
249	403	+ 61.8%
22,516	26,055	+ 15.7%

07-2020	07-2021	Change
8,974	11,525	+ 28.4%
2,128	2,571	+ 20.8%
435	641	+ 47.4%
26	52	+ 100.0%
4	17	+ 325.0%
0	2	0.0%
11,568	14,808	+ 28.0%



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	07-2020	07-2021	Change
\$250,000 and Below	804	533	- 33.7%
\$250,001 to \$500,000	9,867	7,970	- 19.2%
\$500,001 to \$750,000	13,185	15,170	+ 15.1%
\$750,001 to \$1,000,000	4,670	8,056	+ 72.5%
\$1,000,001 to \$1,250,000	1,805	2,925	+ 62.0%
\$1,250,001 to \$2,000,000	2,135	4,157	+ 94.7%
\$2,000,001 to \$5,000,000	892	1,949	+ 118.5%
\$5,000,001 and Above	81	206	+ 154.3%
All Price Ranges	33,439	40,966	+ 22.5%

Single-Family Homes

07-2020	07-2021	Change	07-2020	07-2021	Change
195	95	- 51.3%	609	438	- 28.1%
3,250	1,278	- 60.7%	6,617	6,692	+ 1.1%
10,384	10,240	- 1.4%	2,801	4,930	+ 76.0%
3,954	6,595	+ 66.8%	716	1,461	+ 104.1%
1,556	2,474	+ 59.0%	249	451	+ 81.1%
1,890	3,629	+ 92.0%	245	528	+ 115.5%
801	1,755	+ 119.1%	91	194	+ 113.2%
81	200	+ 146.9%	0	6	0.0%
22,111	26,266	+ 18.8%	11,328	14,700	+ 29.8%

Condos - Townhomes

By Square Feet	07-2020	07-2021	Change
1,500 Sq Ft and Below	15,149	18,929	+ 25.0%
1,501 to 2,000 Sq Ft	7,805	9,278	+ 18.9%
2,001 to 3,000 Sq Ft	6,923	7,989	+ 15.4%
3,001 to 4,000 Sq Ft	2,387	2,959	+ 24.0%
4,001 to 6,000 Sq Ft	957	1,397	+ 46.0%
6,001 Sq Ft and Above	232	413	+ 78.0%
All Square Footage	33,439	40,966	+ 22.5%

07-2020	07-2021	Change	07-2020	07-2021	Change
6,358	7,490	+ 17.8%	8,791	11,439	+ 30.1%
5,715	6,726	+ 17.7%	2,090	2,552	+ 22.1%
6,489	7,341	+ 13.1%	415	648	+ 56.1%
2,360	2,913	+ 23.4%	27	46	+ 70.4%
953	1,383	+ 45.1%	4	13	+ 225.0%
232	411	+ 77.2%	0	2	0.0%
22,111	26,266	+ 18.8%	11,328	14,700	+ 29.8%

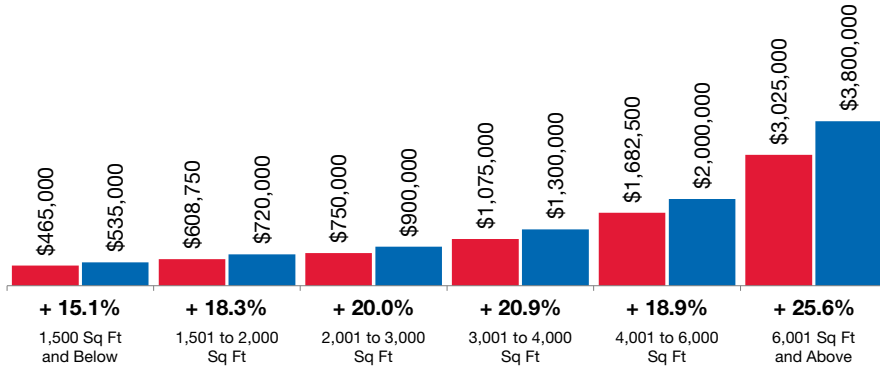


Median Sales Price

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.

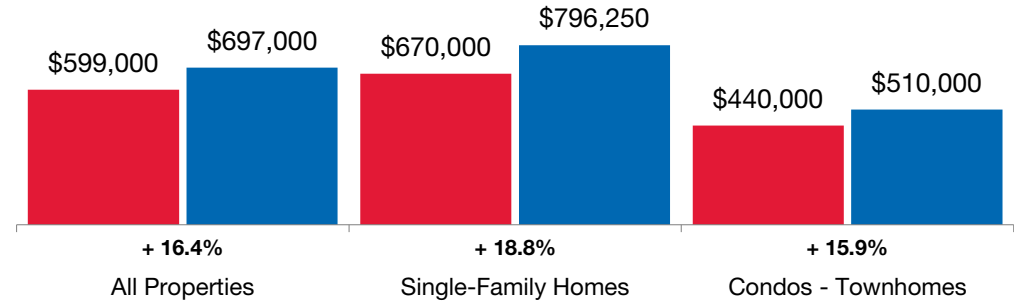
By Square Feet

07-2020 07-2021



By Property Type

07-2020 07-2021

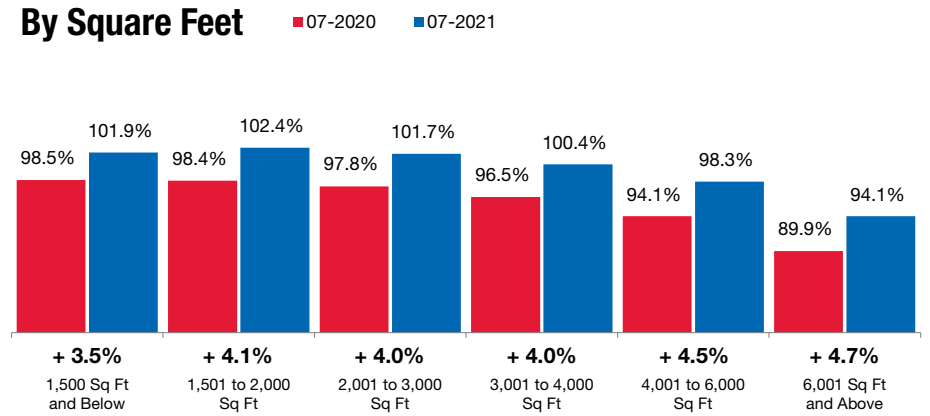
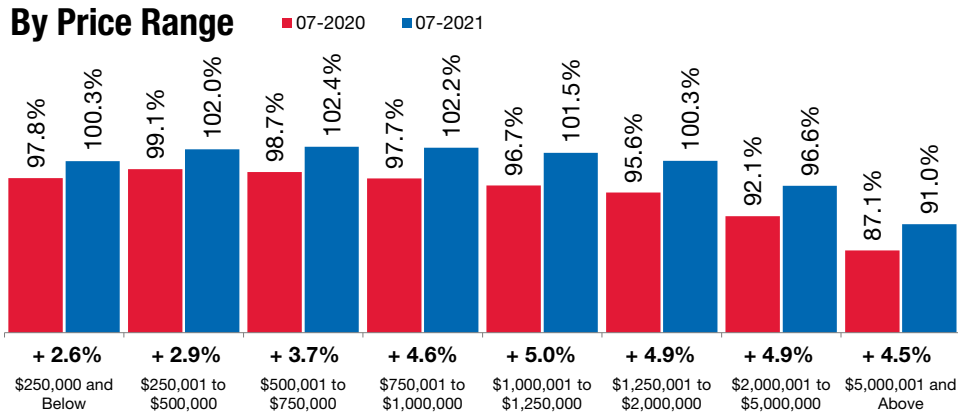


By Square Feet	All Properties		
	07-2020	07-2021	Change
1,500 Sq Ft and Below	\$465,000	\$535,000	+ 15.1%
1,501 to 2,000 Sq Ft	\$608,750	\$720,000	+ 18.3%
2,001 to 3,000 Sq Ft	\$750,000	\$900,000	+ 20.0%
3,001 to 4,000 Sq Ft	\$1,075,000	\$1,300,000	+ 20.9%
4,001 to 6,000 Sq Ft	\$1,682,500	\$2,000,000	+ 18.9%
6,001 Sq Ft and Above	\$3,025,000	\$3,800,000	+ 25.6%
All Square Footage	\$599,000	\$697,000	+ 16.4%

	Single-Family Homes			Condos - Townhomes		
	07-2020	07-2021	Change	07-2020	07-2021	Change
	\$525,000	\$620,000	+ 18.1%	\$400,000	\$459,900	+ 15.0%
	\$610,000	\$725,000	+ 18.9%	\$600,000	\$698,532	+ 16.4%
	\$749,000	\$892,000	+ 19.1%	\$935,000	\$1,100,100	+ 17.7%
	\$1,072,750	\$1,299,500	+ 21.1%	\$2,050,000	\$1,592,500	- 22.3%
	\$1,676,699	\$1,995,000	+ 19.0%	\$3,394,500	\$3,730,000	+ 9.9%
	\$3,025,000	\$3,800,000	+ 25.6%	--	\$2,812,500	0.0%
	\$670,000	\$796,250	+ 18.8%	\$440,000	\$510,000	+ 15.9%

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	07-2020	07-2021	Change
\$250,000 and Below	97.8%	100.3%	+ 2.6%
\$250,001 to \$500,000	99.1%	102.0%	+ 2.9%
\$500,001 to \$750,000	98.7%	102.4%	+ 3.7%
\$750,001 to \$1,000,000	97.7%	102.2%	+ 4.6%
\$1,000,001 to \$1,250,000	96.7%	101.5%	+ 5.0%
\$1,250,001 to \$2,000,000	95.6%	100.3%	+ 4.9%
\$2,000,001 to \$5,000,000	92.1%	96.6%	+ 4.9%
\$5,000,001 and Above	87.1%	91.0%	+ 4.5%
All Price Ranges	98.1%	101.7%	+ 3.7%

Single-Family Homes

07-2020	07-2021	Change	07-2020	07-2021	Change
94.4%	99.5%	+ 5.4%	98.3%	100.4%	+ 2.1%
99.5%	103.1%	+ 3.6%	98.9%	101.8%	+ 2.9%
98.8%	102.9%	+ 4.1%	98.1%	101.3%	+ 3.3%
97.8%	102.6%	+ 4.9%	97.1%	100.5%	+ 3.5%
96.9%	102.2%	+ 5.5%	95.4%	97.9%	+ 2.6%
95.8%	100.8%	+ 5.2%	94.4%	97.0%	+ 2.8%
92.1%	96.8%	+ 5.1%	92.6%	95.0%	+ 2.6%
87.1%	91.0%	+ 4.5%	--	88.9%	--
98.0%	102.0%	+ 4.1%	98.3%	101.1%	+ 2.8%

Condos - Townhomes

By Square Feet	07-2020	07-2021	Change
1,500 Sq Ft and Below	98.5%	101.9%	+ 3.5%
1,501 to 2,000 Sq Ft	98.4%	102.4%	+ 4.1%
2,001 to 3,000 Sq Ft	97.8%	101.7%	+ 4.0%
3,001 to 4,000 Sq Ft	96.5%	100.4%	+ 4.0%
4,001 to 6,000 Sq Ft	94.1%	98.3%	+ 4.5%
6,001 Sq Ft and Above	89.9%	94.1%	+ 4.7%
All Square Footage	98.1%	101.7%	+ 3.7%

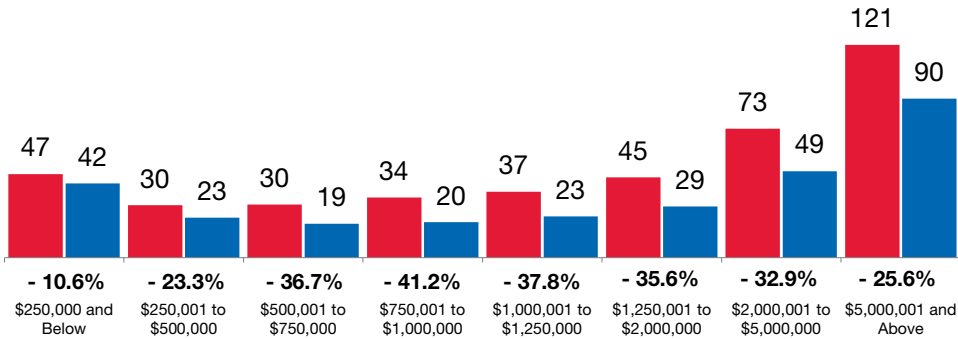
07-2020	07-2021	Change	07-2020	07-2021	Change
99.1%	102.9%	+ 3.8%	98.4%	101.2%	+ 2.8%
98.6%	103.0%	+ 4.5%	98.1%	101.0%	+ 3.0%
97.8%	101.9%	+ 4.2%	96.9%	99.0%	+ 2.2%
96.5%	100.5%	+ 4.1%	92.9%	97.0%	+ 4.4%
94.1%	98.4%	+ 4.6%	94.7%	95.1%	+ 0.4%
89.9%	94.2%	+ 4.8%	--	89.3%	--
98.0%	102.0%	+ 4.1%	98.3%	101.1%	+ 2.8%



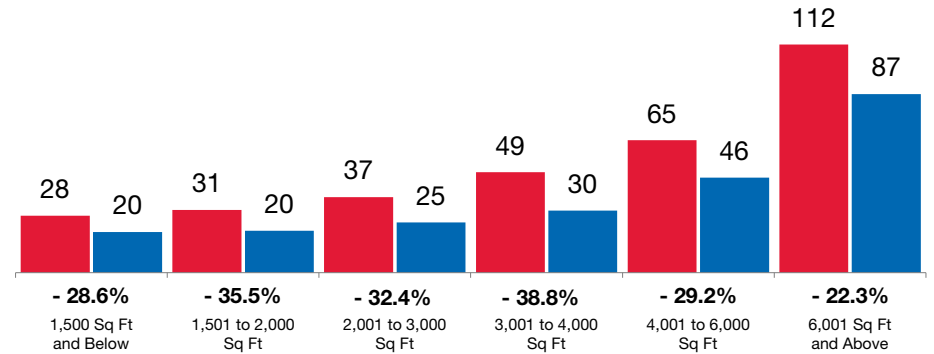
Days on Market Until Sale

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



By Square Feet



All Properties

By Price Range	07-2020	07-2021	Change
\$250,000 and Below	47	42	-10.6%
\$250,001 to \$500,000	30	23	-23.3%
\$500,001 to \$750,000	30	19	-36.7%
\$750,001 to \$1,000,000	34	20	-41.2%
\$1,000,001 to \$1,250,000	37	23	-37.8%
\$1,250,001 to \$2,000,000	45	29	-35.6%
\$2,000,001 to \$5,000,000	73	49	-32.9%
\$5,000,001 and Above	121	90	-25.6%
All Price Ranges	34	23	-32.4%

Single-Family Homes

07-2020	07-2021	Change
107	72	-32.7%
34	32	-5.9%
29	19	-34.5%
32	18	-43.8%
35	21	-40.0%
44	26	-40.9%
74	48	-35.1%
121	92	-24.0%
34	23	-32.4%

Condos - Townhomes

07-2020	07-2021	Change
35	35	0.0%
28	21	-25.0%
33	20	-39.4%
43	27	-37.2%
52	36	-30.8%
59	46	-22.0%
69	61	-11.6%
--	15	--
32	24	-25.0%

By Square Feet

07-2020	07-2021	Change
28	20	-28.6%
31	20	-35.5%
37	25	-32.4%
49	30	-38.8%
65	46	-29.2%
112	87	-22.3%
34	23	-32.4%

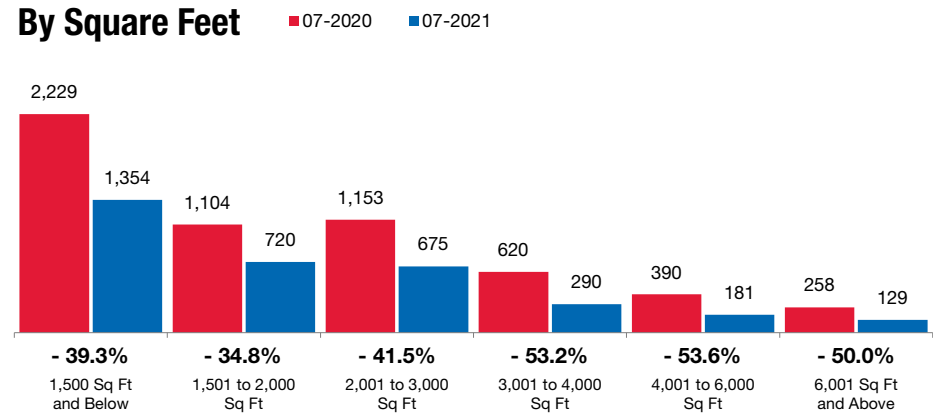
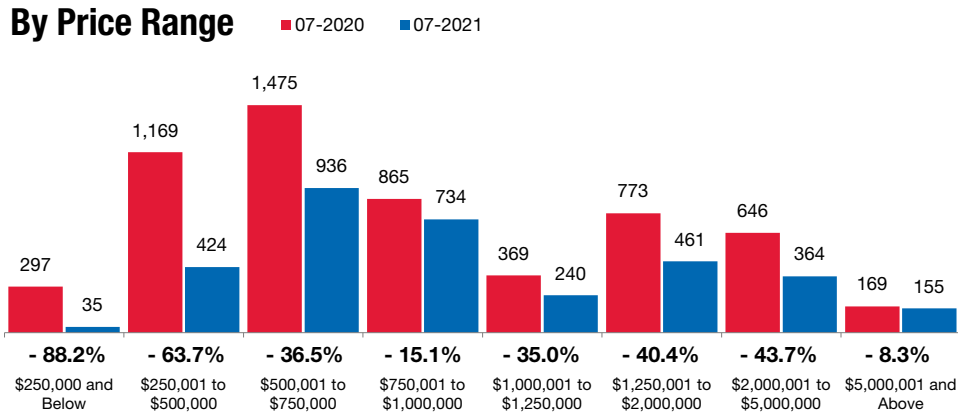
07-2020	07-2021	Change
26	18	-30.8%
28	18	-35.7%
36	23	-36.1%
49	30	-38.8%
65	47	-27.7%
112	88	-21.4%
34	23	-32.4%

07-2020	07-2021	Change
29	21	-27.6%
37	27	-27.0%
55	45	-18.2%
73	50	-31.5%
26	42	+61.5%
--	55	--
32	24	-25.0%



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	07-2020	07-2021	Change
\$250,000 and Below	297	35	- 88.2%
\$250,001 to \$500,000	1,169	424	- 63.7%
\$500,001 to \$750,000	1,475	936	- 36.5%
\$750,001 to \$1,000,000	865	734	- 15.1%
\$1,000,001 to \$1,250,000	369	240	- 35.0%
\$1,250,001 to \$2,000,000	773	461	- 40.4%
\$2,000,001 to \$5,000,000	646	364	- 43.7%
\$5,000,001 and Above	169	155	- 8.3%
All Price Ranges	5,763	3,349	- 41.9%

Single-Family Homes

07-2020	07-2021	Change	07-2020	07-2021	Change
108	14	- 87.0%	189	21	- 88.9%
397	53	- 86.6%	772	371	- 51.9%
927	585	- 36.9%	548	351	- 35.9%
625	605	- 3.2%	240	129	- 46.3%
266	189	- 28.9%	103	51	- 50.5%
574	362	- 36.9%	199	99	- 50.3%
536	281	- 47.6%	110	83	- 24.5%
162	150	- 7.4%	7	5	- 28.6%
3,595	2,239	- 37.7%	2,168	1,110	- 48.8%

Condos - Townhomes

By Square Feet	07-2020	07-2021	Change
1,500 Sq Ft and Below	2,229	1,354	- 39.3%
1,501 to 2,000 Sq Ft	1,104	720	- 34.8%
2,001 to 3,000 Sq Ft	1,153	675	- 41.5%
3,001 to 4,000 Sq Ft	620	290	- 53.2%
4,001 to 6,000 Sq Ft	390	181	- 53.6%
6,001 Sq Ft and Above	258	129	- 50.0%
All Square Footage	5,763	3,349	- 41.9%

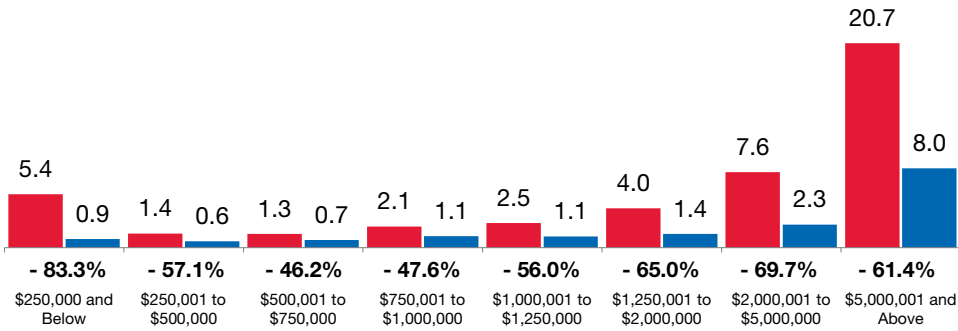
07-2020	07-2021	Change	07-2020	07-2021	Change
743	576	- 22.5%	1,486	778	- 47.6%
666	505	- 24.2%	438	215	- 50.9%
952	584	- 38.7%	201	91	- 54.7%
593	269	- 54.6%	27	21	- 22.2%
383	177	- 53.8%	7	4	- 42.9%
254	128	- 49.6%	4	1	- 75.0%
3,595	2,239	- 37.7%	2,168	1,110	- 48.8%



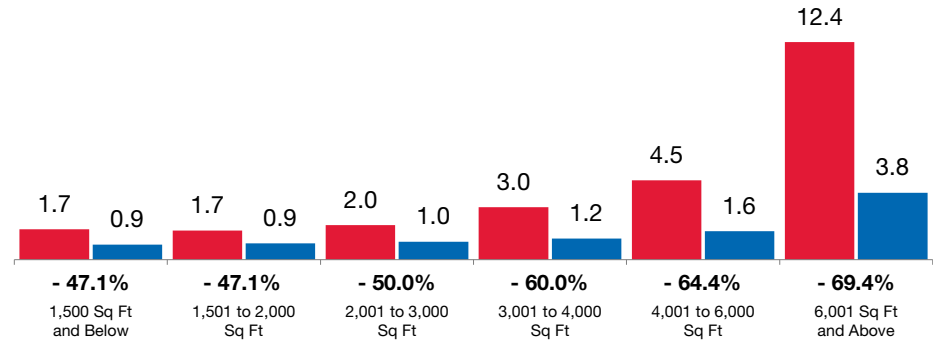
Months Supply of Inventory

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 ■ 07-2020 ■ 07-2021



By Square Feet ■ 07-2020 ■ 07-2021



All Properties

By Price Range	07-2020	07-2021	Change
\$250,000 and Below	5.4	0.9	-83.3%
\$250,001 to \$500,000	1.4	0.6	-57.1%
\$500,001 to \$750,000	1.3	0.7	-46.2%
\$750,001 to \$1,000,000	2.1	1.1	-47.6%
\$1,000,001 to \$1,250,000	2.5	1.1	-56.0%
\$1,250,001 to \$2,000,000	4.0	1.4	-65.0%
\$2,000,001 to \$5,000,000	7.6	2.3	-69.7%
\$5,000,001 and Above	20.7	8.0	-61.4%
All Price Ranges	2.0	1.0	-50.0%

Single-Family Homes

07-2020	07-2021	Change	07-2020	07-2021	Change
13.8	1.9	-86.2%	4.0	0.6	-85.0%
1.4	0.4	-71.4%	1.4	0.6	-57.1%
1.1	0.7	-36.4%	2.3	0.9	-60.9%
1.8	1.1	-38.9%	3.7	1.1	-70.3%
2.0	1.0	-50.0%	5.0	1.4	-72.0%
3.3	1.3	-60.6%	8.7	2.1	-75.9%
7.1	2.0	-71.8%	11.7	4.9	-58.1%
19.8	7.9	-60.1%	--	5.0	--
1.9	1.0	-47.4%	2.2	0.9	-59.1%

Condos - Townhomes

By Square Feet	07-2020	07-2021	Change
1,500 Sq Ft and Below	1.7	0.9	-47.1%
1,501 to 2,000 Sq Ft	1.7	0.9	-47.1%
2,001 to 3,000 Sq Ft	2.0	1.0	-50.0%
3,001 to 4,000 Sq Ft	3.0	1.2	-60.0%
4,001 to 6,000 Sq Ft	4.5	1.6	-64.4%
6,001 Sq Ft and Above	12.4	3.8	-69.4%
All Square Footage	2.0	1.0	-50.0%

07-2020	07-2021	Change	07-2020	07-2021	Change
1.4	0.9	-35.7%	2.0	0.8	-60.0%
1.4	0.9	-35.7%	2.5	1.0	-60.0%
1.7	1.0	-41.2%	5.5	1.7	-69.1%
2.9	1.1	-62.1%	11.4	4.8	-57.9%
4.5	1.6	-64.4%	7.0	2.1	-70.0%
12.2	3.8	-68.9%	--	1.0	--
1.9	1.0	-47.4%	2.2	0.9	-59.1%