

Housing Supply Overview

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

August 2021

With housing prices soaring and record-low inventory throughout much of the country, many prospective buyers have opted to rent for the time being, only to find conditions much the same in the rental market. Indeed, competition for rental properties is strong: the national median rent has increased 11.4% since January, and rent growth this year is surpassing the average growth over the same months from 2017 – 2019 in 98 out of the 100 largest cities in the nation, according to Apartment List. For the 12-month period spanning September 2020 through August 2021, Pending Sales in the San Diego were up 18.1 percent overall. The price range with the largest gain in sales was the \$5,000,001 and Above range, where they increased 131.7 percent.

The overall Median Sales Price was up 16.0 percent to \$702,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 18.6 percent to \$805,000. 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 89 days.

Market-wide, inventory levels were down 45.7 percent. The property type with the smallest decline was the Single-Family Homes segment, where they decreased 39.1 percent. That amounts to 1.0 months supply for Single-Family homes and 0.8 months supply for Condos.

Quick Facts

+ 131.7%

+ 44.2%

+ 26.9%

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

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

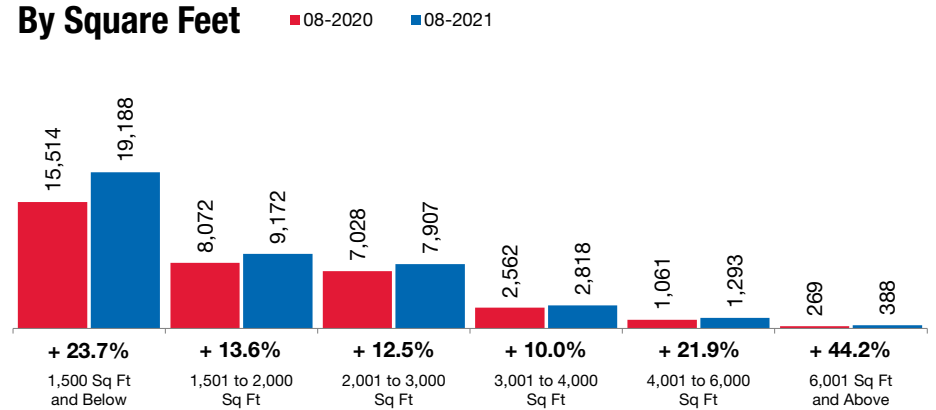
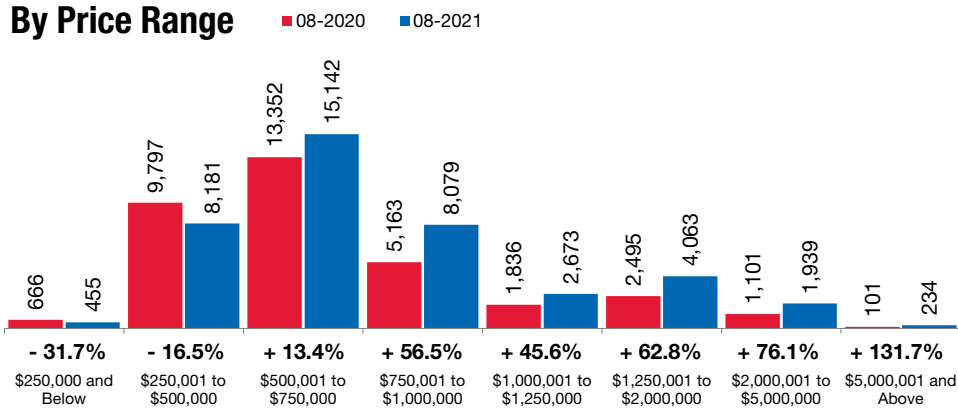
Property Type With
Strongest Pending Sales:
Condos - Townhomes

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	08-2020	08-2021	Change
\$250,000 and Below	666	455	-31.7%
\$250,001 to \$500,000	9,797	8,181	-16.5%
\$500,001 to \$750,000	13,352	15,142	+13.4%
\$750,001 to \$1,000,000	5,163	8,079	+56.5%
\$1,000,001 to \$1,250,000	1,836	2,673	+45.6%
\$1,250,001 to \$2,000,000	2,495	4,063	+62.8%
\$2,000,001 to \$5,000,000	1,101	1,939	+76.1%
\$5,000,001 and Above	101	234	+131.7%
All Price Ranges	34,511	40,766	+18.1%

Single-Family Homes

08-2020	08-2021	Change
103	80	-22.3%
3,068	1,288	-58.0%
10,375	10,205	-1.6%
4,346	6,630	+52.6%
1,591	2,227	+40.0%
2,203	3,492	+58.5%
985	1,724	+75.0%
101	229	+126.7%
22,772	25,875	+13.6%

Condos - Townhomes

08-2020	08-2021	Change
563	375	-33.4%
6,729	6,893	+2.4%
2,977	4,937	+65.8%
817	1,449	+77.4%
245	446	+82.0%
292	571	+95.5%
116	215	+85.3%
0	5	0.0%
11,739	14,891	+26.9%

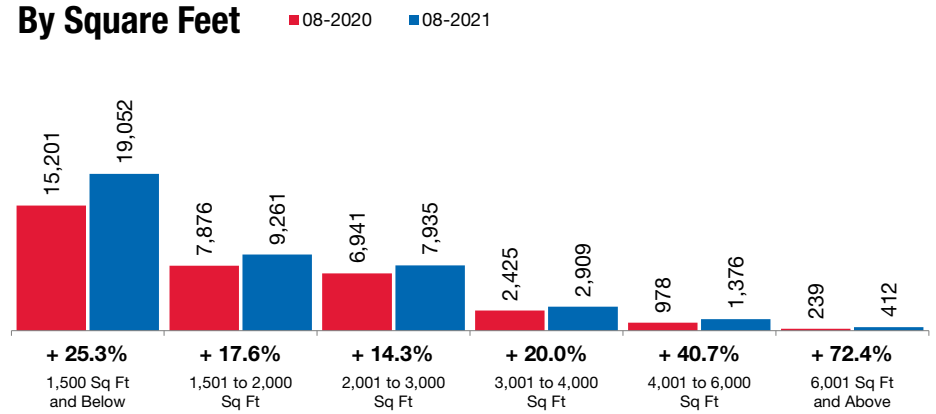
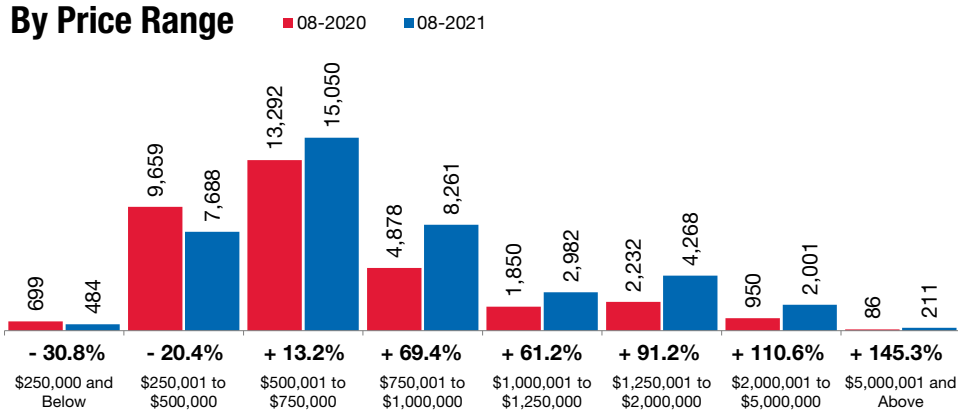
By Square Feet	08-2020	08-2021	Change
1,500 Sq Ft and Below	15,514	19,188	+23.7%
1,501 to 2,000 Sq Ft	8,072	9,172	+13.6%
2,001 to 3,000 Sq Ft	7,028	7,907	+12.5%
3,001 to 4,000 Sq Ft	2,562	2,818	+10.0%
4,001 to 6,000 Sq Ft	1,061	1,293	+21.9%
6,001 Sq Ft and Above	269	388	+44.2%
All Square Footage	34,511	40,766	+18.1%

08-2020	08-2021	Change
6,428	7,576	+17.9%
5,889	6,620	+12.4%
6,590	7,250	+10.0%
2,534	2,766	+9.2%
1,057	1,277	+20.8%
269	386	+43.5%
22,772	25,875	+13.6%



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	08-2020	08-2021	Change
\$250,000 and Below	699	484	-30.8%
\$250,001 to \$500,000	9,659	7,688	-20.4%
\$500,001 to \$750,000	13,292	15,050	+13.2%
\$750,001 to \$1,000,000	4,878	8,261	+69.4%
\$1,000,001 to \$1,250,000	1,850	2,982	+61.2%
\$1,250,001 to \$2,000,000	2,232	4,268	+91.2%
\$2,000,001 to \$5,000,000	950	2,001	+110.6%
\$5,000,001 and Above	86	211	+145.3%
All Price Ranges	33,646	40,945	+21.7%

Single-Family Homes

08-2020	08-2021	Change
121	86	-28.9%
3,028	1,139	-62.4%
10,412	9,918	-4.7%
4,121	6,737	+63.5%
1,614	2,503	+55.1%
1,969	3,739	+89.9%
853	1,803	+111.4%
86	207	+140.7%
22,204	26,132	+17.7%

Condos - Townhomes

08-2020	08-2021	Change
578	398	-31.1%
6,631	6,549	-1.2%
2,880	5,132	+78.2%
757	1,524	+101.3%
236	479	+103.0%
263	529	+101.1%
97	198	+104.1%
0	4	0.0%
11,442	14,813	+29.5%

By Square Feet	08-2020	08-2021	Change
1,500 Sq Ft and Below	15,201	19,052	+25.3%
1,501 to 2,000 Sq Ft	7,876	9,261	+17.6%
2,001 to 3,000 Sq Ft	6,941	7,935	+14.3%
3,001 to 4,000 Sq Ft	2,425	2,909	+20.0%
4,001 to 6,000 Sq Ft	978	1,376	+40.7%
6,001 Sq Ft and Above	239	412	+72.4%
All Square Footage	33,646	40,945	+21.7%

08-2020	08-2021	Change
6,319	7,532	+19.2%
5,767	6,690	+16.0%
6,501	7,280	+12.0%
2,399	2,860	+19.2%
974	1,359	+39.5%
239	410	+71.5%
22,204	26,132	+17.7%

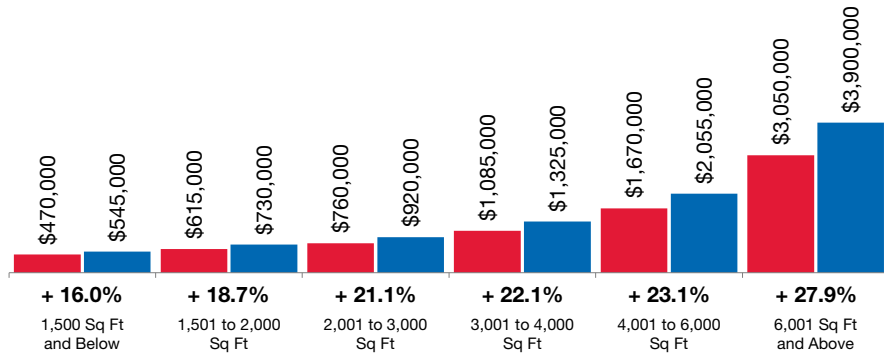


Median Sales Price

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.**

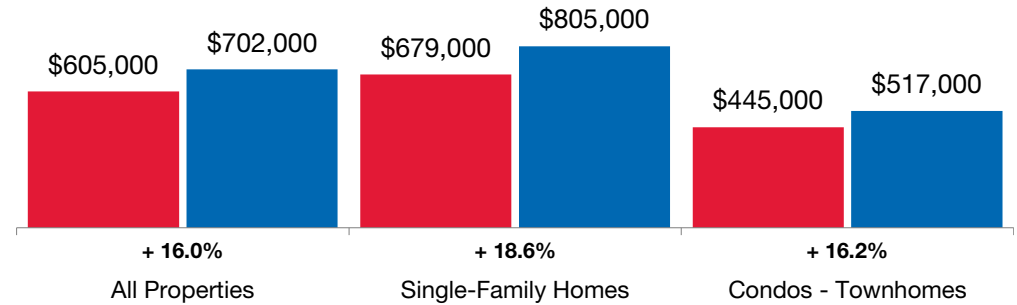
By Square Feet

■ 08-2020 ■ 08-2021



By Property Type

■ 08-2020 ■ 08-2021

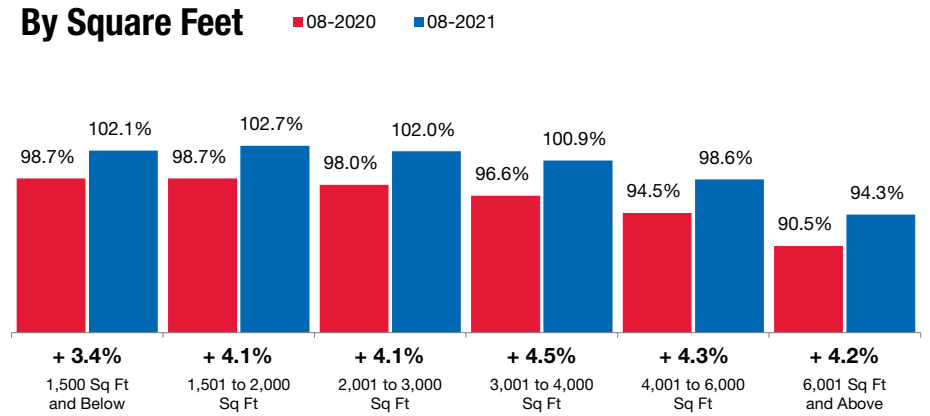
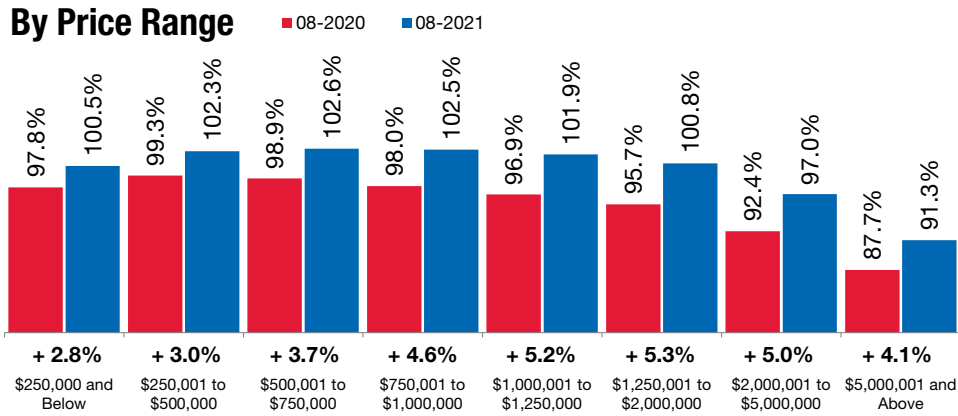


By Square Feet	All Properties		
	08-2020	08-2021	Change
1,500 Sq Ft and Below	\$470,000	\$545,000	+ 16.0%
1,501 to 2,000 Sq Ft	\$615,000	\$730,000	+ 18.7%
2,001 to 3,000 Sq Ft	\$760,000	\$920,000	+ 21.1%
3,001 to 4,000 Sq Ft	\$1,085,000	\$1,325,000	+ 22.1%
4,001 to 6,000 Sq Ft	\$1,670,000	\$2,055,000	+ 23.1%
6,001 Sq Ft and Above	\$3,050,000	\$3,900,000	+ 27.9%
All Square Footage	\$605,000	\$702,000	+ 16.0%

	Single-Family Homes			Condos - Townhomes		
	08-2020	08-2021	Change	08-2020	08-2021	Change
	\$530,000	\$630,000	+ 18.9%	\$405,000	\$465,000	+ 14.8%
	\$615,000	\$736,000	+ 19.7%	\$605,000	\$700,000	+ 15.7%
	\$752,500	\$910,000	+ 20.9%	\$950,000	\$1,100,000	+ 15.8%
	\$1,080,000	\$1,325,000	+ 22.7%	\$1,950,000	\$1,790,000	- 8.2%
	\$1,667,000	\$2,050,000	+ 23.0%	\$3,394,500	\$3,155,000	- 7.1%
	\$3,050,000	\$3,900,000	+ 27.9%	--	\$2,812,500	0.0%
	\$679,000	\$805,000	+ 18.6%	\$445,000	\$517,000	+ 16.2%

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	08-2020	08-2021	Change
\$250,000 and Below	97.8%	100.5%	+ 2.8%
\$250,001 to \$500,000	99.3%	102.3%	+ 3.0%
\$500,001 to \$750,000	98.9%	102.6%	+ 3.7%
\$750,001 to \$1,000,000	98.0%	102.5%	+ 4.6%
\$1,000,001 to \$1,250,000	96.9%	101.9%	+ 5.2%
\$1,250,001 to \$2,000,000	95.7%	100.8%	+ 5.3%
\$2,000,001 to \$5,000,000	92.4%	97.0%	+ 5.0%
\$5,000,001 and Above	87.7%	91.3%	+ 4.1%
All Price Ranges	98.3%	101.9%	+ 3.7%

Single-Family Homes

08-2020	08-2021	Change	08-2020	08-2021	Change
94.6%	99.7%	+ 5.4%	98.4%	100.6%	+ 2.2%
99.8%	103.3%	+ 3.5%	99.0%	102.1%	+ 3.1%
99.1%	103.1%	+ 4.0%	98.3%	101.6%	+ 3.4%
98.1%	102.8%	+ 4.8%	97.2%	100.8%	+ 3.7%
97.2%	102.6%	+ 5.6%	95.5%	98.1%	+ 2.7%
95.9%	101.3%	+ 5.6%	94.7%	97.1%	+ 2.5%
92.3%	97.2%	+ 5.3%	93.0%	94.9%	+ 2.0%
87.7%	91.4%	+ 4.2%	--	87.7%	--
98.2%	102.3%	+ 4.2%	98.4%	101.3%	+ 2.9%

Condos - Townhomes

By Square Feet	08-2020	08-2021	Change
1,500 Sq Ft and Below	98.7%	102.1%	+ 3.4%
1,501 to 2,000 Sq Ft	98.7%	102.7%	+ 4.1%
2,001 to 3,000 Sq Ft	98.0%	102.0%	+ 4.1%
3,001 to 4,000 Sq Ft	96.6%	100.9%	+ 4.5%
4,001 to 6,000 Sq Ft	94.5%	98.6%	+ 4.3%
6,001 Sq Ft and Above	90.5%	94.3%	+ 4.2%
All Square Footage	98.3%	101.9%	+ 3.7%

08-2020	08-2021	Change	08-2020	08-2021	Change
99.4%	103.0%	+ 3.6%	98.6%	101.5%	+ 2.9%
98.9%	103.2%	+ 4.3%	98.2%	101.2%	+ 3.1%
98.0%	102.3%	+ 4.4%	96.9%	99.4%	+ 2.6%
96.6%	101.0%	+ 4.6%	93.3%	96.7%	+ 3.6%
94.5%	98.6%	+ 4.3%	94.7%	95.2%	+ 0.5%
90.5%	94.3%	+ 4.2%	--	89.3%	--
98.2%	102.3%	+ 4.2%	98.4%	101.3%	+ 2.9%

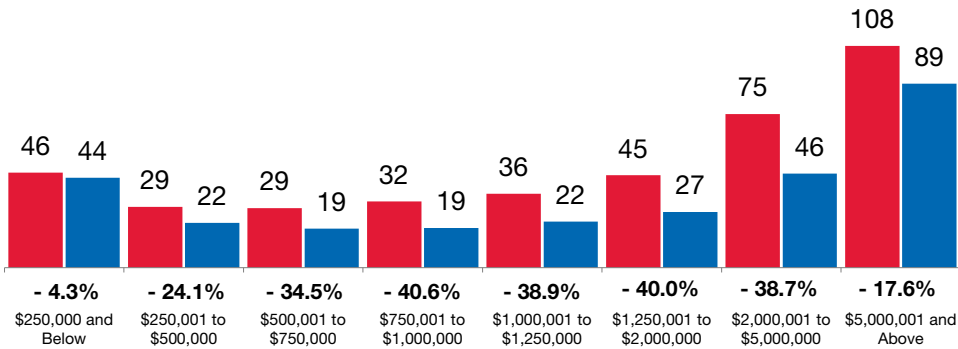


Days on Market Until Sale

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.

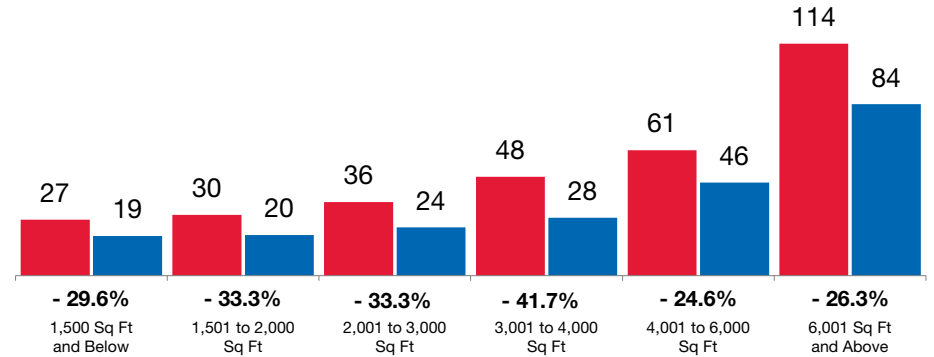
By Price Range

■ 08-2020 ■ 08-2021



By Square Feet

■ 08-2020 ■ 08-2021



All Properties

By Price Range	08-2020	08-2021	Change
\$250,000 and Below	46	44	- 4.3%
\$250,001 to \$500,000	29	22	- 24.1%
\$500,001 to \$750,000	29	19	- 34.5%
\$750,001 to \$1,000,000	32	19	- 40.6%
\$1,000,001 to \$1,250,000	36	22	- 38.9%
\$1,250,001 to \$2,000,000	45	27	- 40.0%
\$2,000,001 to \$5,000,000	75	46	- 38.7%
\$5,000,001 and Above	108	89	- 17.6%
All Price Ranges	33	22	- 33.3%

Single-Family Homes

08-2020	08-2021	Change
96	76	- 20.8%
34	31	- 8.8%
28	19	- 32.1%
30	18	- 40.0%
34	20	- 41.2%
43	25	- 41.9%
75	44	- 41.3%
108	91	- 15.7%
33	22	- 33.3%

Condos - Townhomes

08-2020	08-2021	Change
36	37	+ 2.8%
27	20	- 25.9%
32	19	- 40.6%
41	25	- 39.0%
49	34	- 30.6%
57	44	- 22.8%
71	61	- 14.1%
--	29	--
31	23	- 25.8%

By Square Feet

08-2020	08-2021	Change
27	19	- 29.6%
30	20	- 33.3%
36	24	- 33.3%
48	28	- 41.7%
61	46	- 24.6%
114	84	- 26.3%
33	22	- 33.3%

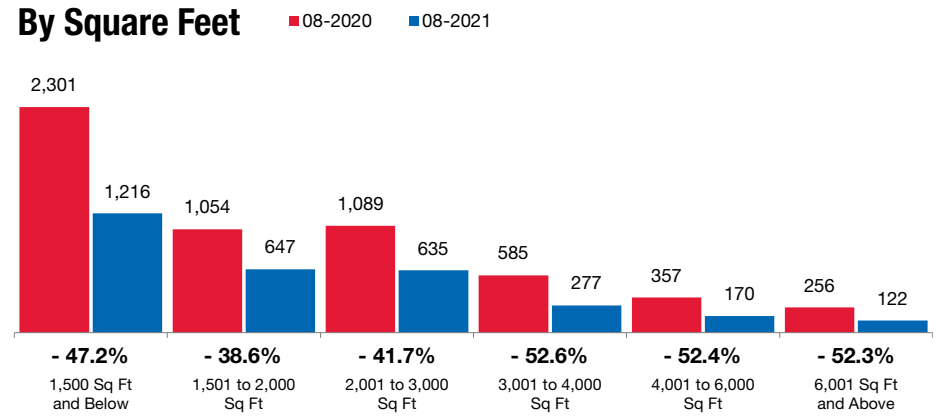
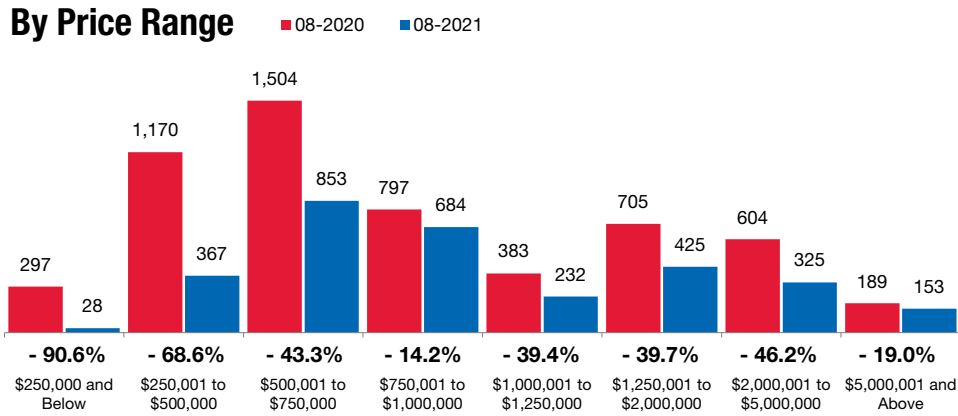
08-2020	08-2021	Change
25	17	- 32.0%
27	18	- 33.3%
35	22	- 37.1%
48	28	- 41.7%
62	46	- 25.8%
114	84	- 26.3%
33	22	- 33.3%

08-2020	08-2021	Change
29	21	- 27.6%
37	25	- 32.4%
54	44	- 18.5%
66	50	- 24.2%
26	41	+ 57.7%
--	55	--
31	23	- 25.8%



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	08-2020	08-2021	Change
\$250,000 and Below	297	28	-90.6%
\$250,001 to \$500,000	1,170	367	-68.6%
\$500,001 to \$750,000	1,504	853	-43.3%
\$750,001 to \$1,000,000	797	684	-14.2%
\$1,000,001 to \$1,250,000	383	232	-39.4%
\$1,250,001 to \$2,000,000	705	425	-39.7%
\$2,000,001 to \$5,000,000	604	325	-46.2%
\$5,000,001 and Above	189	153	-19.0%
All Price Ranges	5,649	3,067	-45.7%

Single-Family Homes

08-2020	08-2021	Change	08-2020	08-2021	Change
107	14	-86.9%	190	14	-92.6%
393	56	-85.8%	777	311	-60.0%
950	544	-42.7%	554	309	-44.2%
570	571	+0.2%	227	113	-50.2%
259	187	-27.8%	124	45	-63.7%
521	346	-33.6%	184	79	-57.1%
495	249	-49.7%	109	76	-30.3%
182	150	-17.6%	7	3	-57.1%
3,477	2,117	-39.1%	2,172	950	-56.3%

Condos - Townhomes

By Square Feet	08-2020	08-2021	Change
1,500 Sq Ft and Below	2,301	1,216	-47.2%
1,501 to 2,000 Sq Ft	1,054	647	-38.6%
2,001 to 3,000 Sq Ft	1,089	635	-41.7%
3,001 to 4,000 Sq Ft	585	277	-52.6%
4,001 to 6,000 Sq Ft	357	170	-52.4%
6,001 Sq Ft and Above	256	122	-52.3%
All Square Footage	5,649	3,067	-45.7%

08-2020	08-2021	Change	08-2020	08-2021	Change
787	563	-28.5%	1,514	653	-56.9%
642	459	-28.5%	412	188	-54.4%
888	550	-38.1%	201	85	-57.7%
558	256	-54.1%	27	21	-22.2%
349	168	-51.9%	8	2	-75.0%
251	121	-51.8%	5	1	-80.0%
3,477	2,117	-39.1%	2,172	950	-56.3%

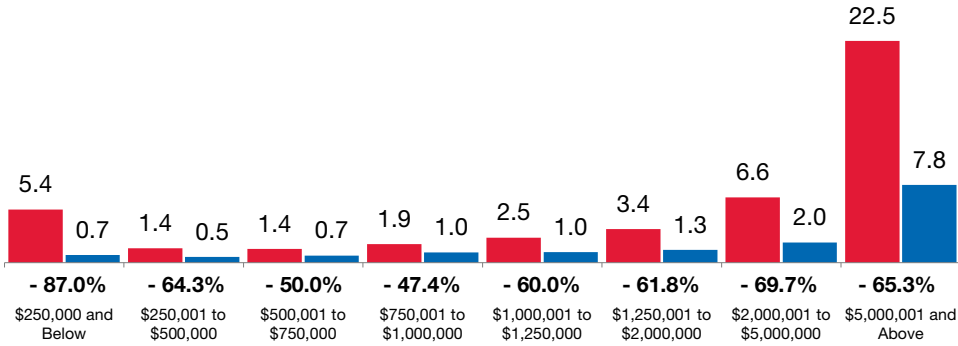


Months Supply of Inventory

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.

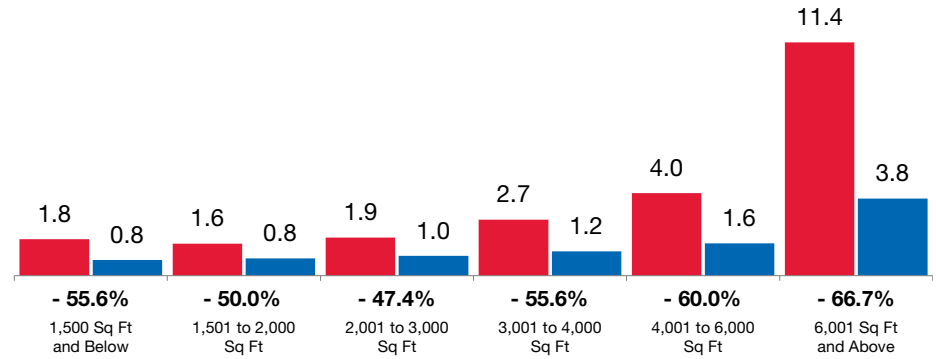
By Price Range

■ 08-2020 ■ 08-2021



By Square Feet

■ 08-2020 ■ 08-2021



All Properties

By Price Range	08-2020	08-2021	Change
\$250,000 and Below	5.4	0.7	- 87.0%
\$250,001 to \$500,000	1.4	0.5	- 64.3%
\$500,001 to \$750,000	1.4	0.7	- 50.0%
\$750,001 to \$1,000,000	1.9	1.0	- 47.4%
\$1,000,001 to \$1,250,000	2.5	1.0	- 60.0%
\$1,250,001 to \$2,000,000	3.4	1.3	- 61.8%
\$2,000,001 to \$5,000,000	6.6	2.0	- 69.7%
\$5,000,001 and Above	22.5	7.8	- 65.3%
All Price Ranges	2.0	0.9	- 55.0%

Single-Family Homes

08-2020	08-2021	Change	08-2020	08-2021	Change
12.5	2.1	- 83.2%	4.0	0.4	- 90.0%
1.5	0.5	- 66.7%	1.4	0.5	- 64.3%
1.1	0.6	- 45.5%	2.2	0.8	- 63.6%
1.6	1.0	- 37.5%	3.3	0.9	- 72.7%
2.0	1.0	- 50.0%	6.1	1.2	- 80.3%
2.8	1.2	- 57.1%	7.6	1.7	- 77.6%
6.0	1.7	- 71.7%	10.3	4.2	- 59.2%
21.6	7.9	- 63.4%	--	3.0	--
1.8	1.0	- 44.4%	2.2	0.8	- 63.6%

Condos - Townhomes

By Square Feet	08-2020	08-2021	Change
1,500 Sq Ft and Below	1.8	0.8	- 55.6%
1,501 to 2,000 Sq Ft	1.6	0.8	- 50.0%
2,001 to 3,000 Sq Ft	1.9	1.0	- 47.4%
3,001 to 4,000 Sq Ft	2.7	1.2	- 55.6%
4,001 to 6,000 Sq Ft	4.0	1.6	- 60.0%
6,001 Sq Ft and Above	11.4	3.8	- 66.7%
All Square Footage	2.0	0.9	- 55.0%

08-2020	08-2021	Change	08-2020	08-2021	Change
1.5	0.9	- 40.0%	2.0	0.7	- 65.0%
1.3	0.8	- 38.5%	2.3	0.9	- 60.9%
1.6	0.9	- 43.8%	5.5	1.6	- 70.9%
2.6	1.1	- 57.7%	10.6	4.8	- 54.7%
4.0	1.6	- 60.0%	8.0	1.0	- 87.5%
11.2	3.8	- 66.1%	--	1.0	--
1.8	1.0	- 44.4%	2.2	0.8	- 63.6%

