

Housing Supply Overview

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

January 2022

The average 30-year fixed-rate mortgage ended the month at 3.55%, nearly a full point higher than the low of 2.65% recorded in January 2020, with residential borrowing costs now the highest they've been since March 2020, according to Freddie Mac. As rates continue to rise, home price growth is predicted to increase at a more moderate pace. While declining home affordability may temper buyer activity, the chronic lack of supply across most housing market segments appears unlikely to change significantly in the near future. For the 12-month period spanning February 2021 through January 2022, Pending Sales in the San Diego were up 4.0 percent overall. The price range with the largest gain in sales was the \$5,000,001 and Above range, where they increased 93.8 percent.

The overall Median Sales Price was up 18.1 percent to \$749,900. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 18.3 percent to \$550,000. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 18 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 82 days.

Market-wide, inventory levels were down 48.1 percent. The property type with the smallest decline was the Single-Family Homes segment, where they decreased 42.5 percent. That amounts to 0.5 months supply for Single-Family homes and 0.4 months supply for Condos.

Quick Facts

+ 93.8%

+ 8.7%

+ 8.0%

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

Home Size With Strongest
Pending Sales:
1,500 Sq Ft and Below

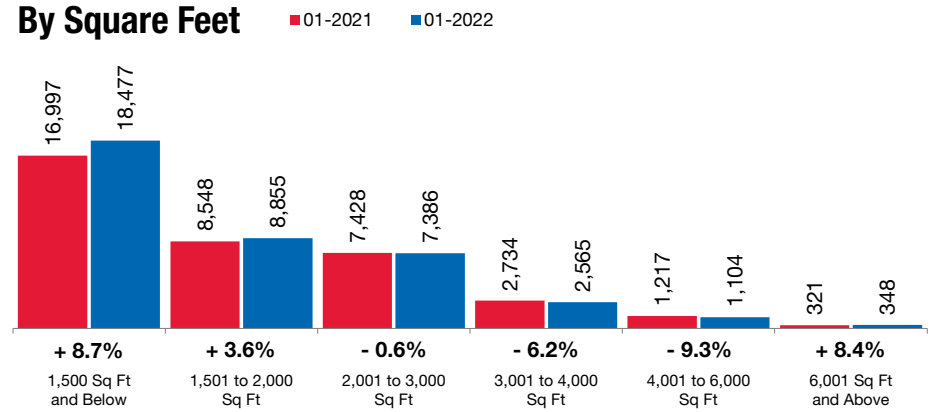
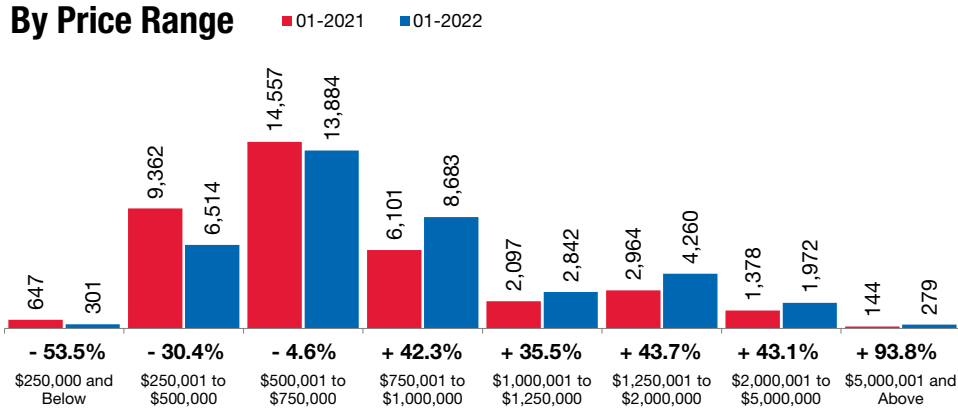
Property Type With
Strongest Pending Sales:
Condos - Townhomes

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	01-2021	01-2022	Change
\$250,000 and Below	647	301	- 53.5%
\$250,001 to \$500,000	9,362	6,514	- 30.4%
\$500,001 to \$750,000	14,557	13,884	- 4.6%
\$750,001 to \$1,000,000	6,101	8,683	+ 42.3%
\$1,000,001 to \$1,250,000	2,097	2,842	+ 35.5%
\$1,250,001 to \$2,000,000	2,964	4,260	+ 43.7%
\$2,000,001 to \$5,000,000	1,378	1,972	+ 43.1%
\$5,000,001 and Above	144	279	+ 93.8%
All Price Ranges	37,250	38,735	+ 4.0%

Single-Family Homes

01-2021	01-2022	Change	01-2021	01-2022	Change
102	69	- 32.4%	545	232	- 57.4%
2,377	748	- 68.5%	6,985	5,766	- 17.5%
10,941	8,751	- 20.0%	3,616	5,133	+ 42.0%
5,082	7,116	+ 40.0%	1,019	1,567	+ 53.8%
1,790	2,377	+ 32.8%	307	465	+ 51.5%
2,585	3,647	+ 41.1%	379	613	+ 61.7%
1,238	1,716	+ 38.6%	140	256	+ 82.9%
141	274	+ 94.3%	3	5	+ 66.7%
24,256	24,698	+ 1.8%	12,994	14,037	+ 8.0%

Condos - Townhomes

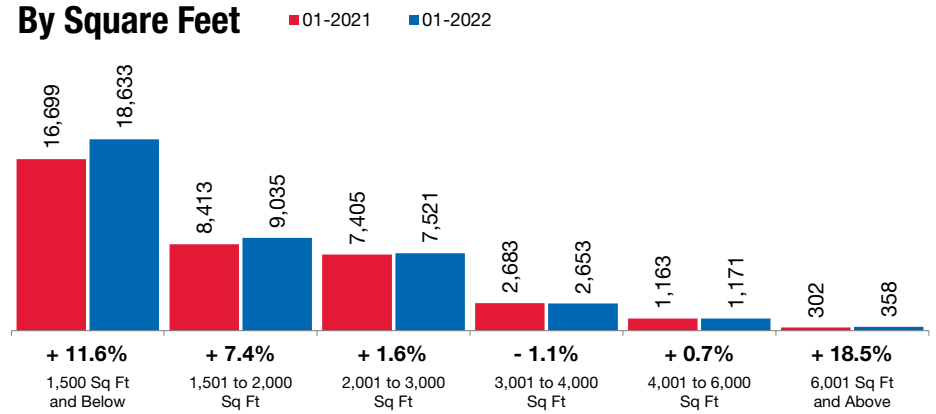
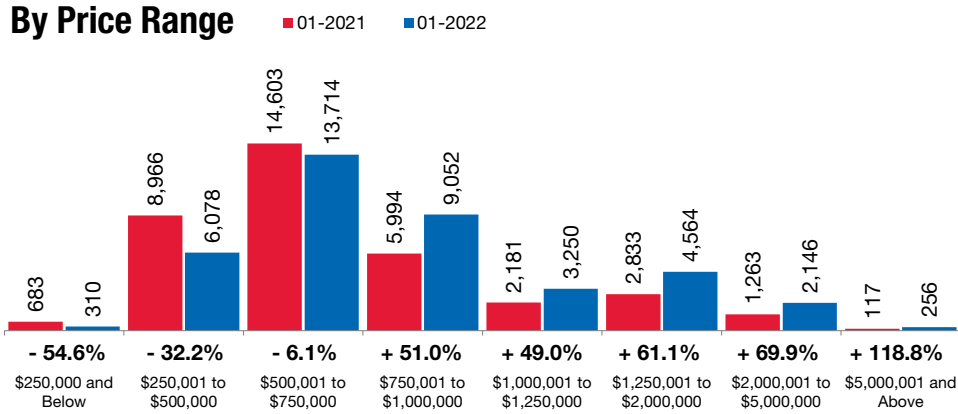
By Square Feet	01-2021	01-2022	Change
1,500 Sq Ft and Below	16,997	18,477	+ 8.7%
1,501 to 2,000 Sq Ft	8,548	8,855	+ 3.6%
2,001 to 3,000 Sq Ft	7,428	7,386	- 0.6%
3,001 to 4,000 Sq Ft	2,734	2,565	- 6.2%
4,001 to 6,000 Sq Ft	1,217	1,104	- 9.3%
6,001 Sq Ft and Above	321	348	+ 8.4%
All Square Footage	37,250	38,735	+ 4.0%

01-2021	01-2022	Change	01-2021	01-2022	Change
6,936	7,466	+ 7.6%	10,061	11,011	+ 9.4%
6,191	6,504	+ 5.1%	2,357	2,351	- 0.3%
6,898	6,786	- 1.6%	530	600	+ 13.2%
2,699	2,501	- 7.3%	35	64	+ 82.9%
1,209	1,093	- 9.6%	8	11	+ 37.5%
319	348	+ 9.1%	2	0	- 100.0%
24,256	24,698	+ 1.8%	12,994	14,037	+ 8.0%



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	01-2021	01-2022	Change
\$250,000 and Below	683	310	- 54.6%
\$250,001 to \$500,000	8,966	6,078	- 32.2%
\$500,001 to \$750,000	14,603	13,714	- 6.1%
\$750,001 to \$1,000,000	5,994	9,052	+ 51.0%
\$1,000,001 to \$1,250,000	2,181	3,250	+ 49.0%
\$1,250,001 to \$2,000,000	2,833	4,564	+ 61.1%
\$2,000,001 to \$5,000,000	1,263	2,146	+ 69.9%
\$5,000,001 and Above	117	256	+ 118.8%
All Price Ranges	36,640	39,370	+ 7.5%

Single-Family Homes

01-2021	01-2022	Change
118	77	- 34.7%
2,173	633	- 70.9%
10,988	8,212	- 25.3%
5,038	7,337	+ 45.6%
1,882	2,692	+ 43.0%
2,503	3,940	+ 57.4%
1,136	1,904	+ 67.6%
116	250	+ 115.5%
23,954	25,045	+ 4.6%

Condos - Townhomes

01-2021	01-2022	Change
565	233	- 58.8%
6,793	5,445	- 19.8%
3,615	5,502	+ 52.2%
956	1,715	+ 79.4%
299	558	+ 86.6%
330	624	+ 89.1%
127	242	+ 90.6%
1	6	+ 500.0%
12,686	14,325	+ 12.9%

By Square Feet	01-2021	01-2022	Change
1,500 Sq Ft and Below	16,699	18,633	+ 11.6%
1,501 to 2,000 Sq Ft	8,413	9,035	+ 7.4%
2,001 to 3,000 Sq Ft	7,405	7,521	+ 1.6%
3,001 to 4,000 Sq Ft	2,683	2,653	- 1.1%
4,001 to 6,000 Sq Ft	1,163	1,171	+ 0.7%
6,001 Sq Ft and Above	302	358	+ 18.5%
All Square Footage	36,640	39,370	+ 7.5%

01-2021	01-2022	Change
6,850	7,463	+ 8.9%
6,128	6,569	+ 7.2%
6,862	6,907	+ 0.7%
2,653	2,591	- 2.3%
1,156	1,158	+ 0.2%
301	357	+ 18.6%
23,954	25,045	+ 4.6%

01-2021	01-2022	Change
9,849	11,170	+ 13.4%
2,285	2,466	+ 7.9%
514	614	+ 19.5%
30	62	+ 106.7%
7	12	+ 71.4%
1	1	0.0%
12,686	14,325	+ 12.9%

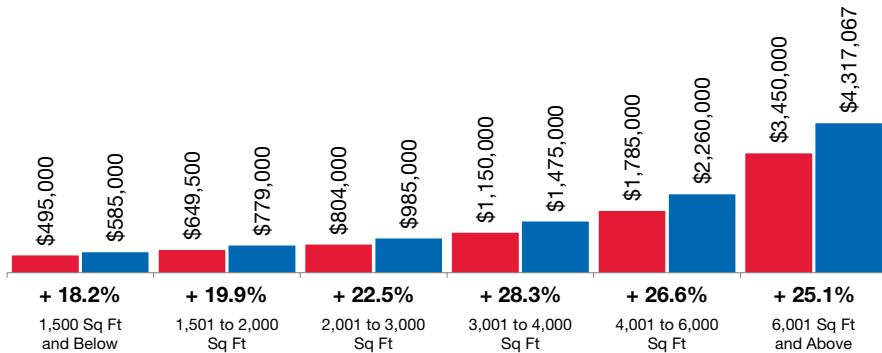


Median Sales Price

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.**

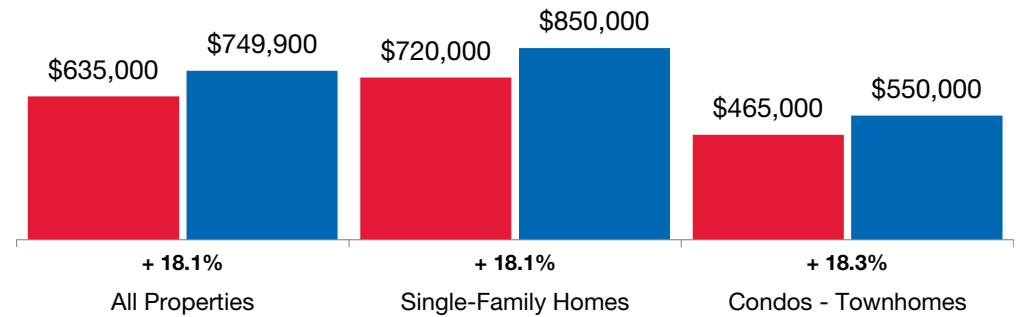
By Square Feet

■ 01-2021 ■ 01-2022



By Property Type

■ 01-2021 ■ 01-2022

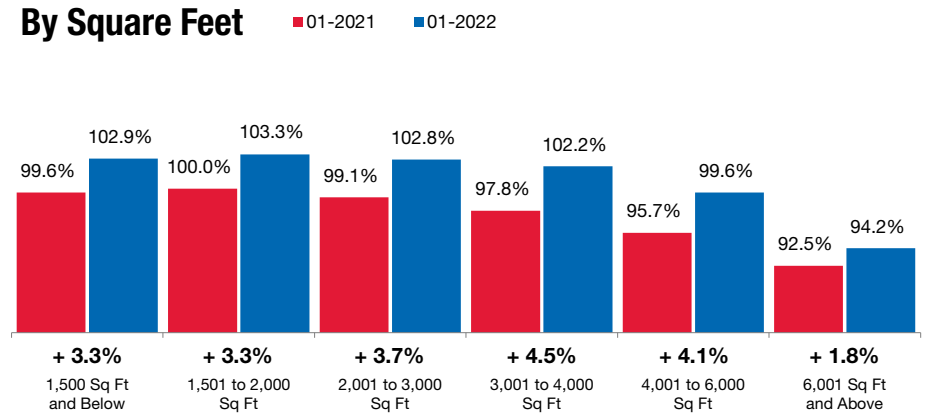
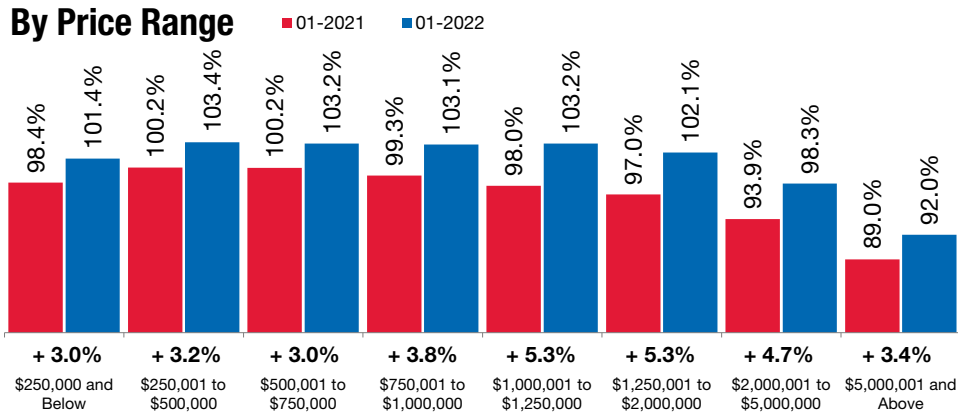


By Square Feet	All Properties		
	01-2021	01-2022	Change
1,500 Sq Ft and Below	\$495,000	\$585,000	+ 18.2%
1,501 to 2,000 Sq Ft	\$649,500	\$779,000	+ 19.9%
2,001 to 3,000 Sq Ft	\$804,000	\$985,000	+ 22.5%
3,001 to 4,000 Sq Ft	\$1,150,000	\$1,475,000	+ 28.3%
4,001 to 6,000 Sq Ft	\$1,785,000	\$2,260,000	+ 26.6%
6,001 Sq Ft and Above	\$3,450,000	\$4,317,067	+ 25.1%
All Square Footage	\$635,000	\$749,900	+ 18.1%

	Single-Family Homes			Condos - Townhomes		
	01-2021	01-2022	Change	01-2021	01-2022	Change
	\$560,000	\$670,000	+ 19.6%	\$425,000	\$500,000	+ 17.6%
	\$650,000	\$785,000	+ 20.8%	\$639,900	\$750,000	+ 17.2%
	\$799,000	\$975,000	+ 22.0%	\$975,000	\$1,235,000	+ 26.7%
	\$1,150,000	\$1,460,000	+ 27.0%	\$1,625,000	\$1,994,450	+ 22.7%
	\$1,783,250	\$2,250,000	+ 26.2%	\$3,110,000	\$3,100,000	- 0.3%
	\$3,450,000	\$4,325,000	+ 25.4%	\$3,600,000	\$2,025,000	- 43.8%
	\$720,000	\$850,000	+ 18.1%	\$465,000	\$550,000	+ 18.3%

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	01-2021	01-2022	Change
\$250,000 and Below	98.4%	101.4%	+ 3.0%
\$250,001 to \$500,000	100.2%	103.4%	+ 3.2%
\$500,001 to \$750,000	100.2%	103.2%	+ 3.0%
\$750,001 to \$1,000,000	99.3%	103.1%	+ 3.8%
\$1,000,001 to \$1,250,000	98.0%	103.2%	+ 5.3%
\$1,250,001 to \$2,000,000	97.0%	102.1%	+ 5.3%
\$2,000,001 to \$5,000,000	93.9%	98.3%	+ 4.7%
\$5,000,001 and Above	89.0%	92.0%	+ 3.4%
All Price Ranges	99.4%	102.8%	+ 3.4%

Single-Family Homes

01-2021	01-2022	Change	01-2021	01-2022	Change
95.8%	99.2%	+ 3.5%	98.9%	101.9%	+ 3.0%
101.3%	104.2%	+ 2.9%	99.9%	103.3%	+ 3.4%
100.6%	103.5%	+ 2.9%	99.0%	102.6%	+ 3.6%
99.5%	103.3%	+ 3.8%	98.0%	102.1%	+ 4.2%
98.4%	103.8%	+ 5.5%	95.6%	100.2%	+ 4.8%
97.2%	102.7%	+ 5.7%	95.4%	98.5%	+ 3.2%
94.0%	98.6%	+ 4.9%	93.7%	96.1%	+ 2.6%
89.0%	92.1%	+ 3.5%	89.9%	89.2%	- 0.8%
99.5%	102.9%	+ 3.4%	99.2%	102.4%	+ 3.2%

Condos - Townhomes

By Square Feet	01-2021	01-2022	Change
1,500 Sq Ft and Below	99.6%	102.9%	+ 3.3%
1,501 to 2,000 Sq Ft	100.0%	103.3%	+ 3.3%
2,001 to 3,000 Sq Ft	99.1%	102.8%	+ 3.7%
3,001 to 4,000 Sq Ft	97.8%	102.2%	+ 4.5%
4,001 to 6,000 Sq Ft	95.7%	99.6%	+ 4.1%
6,001 Sq Ft and Above	92.5%	94.2%	+ 1.8%
All Square Footage	99.4%	102.8%	+ 3.4%

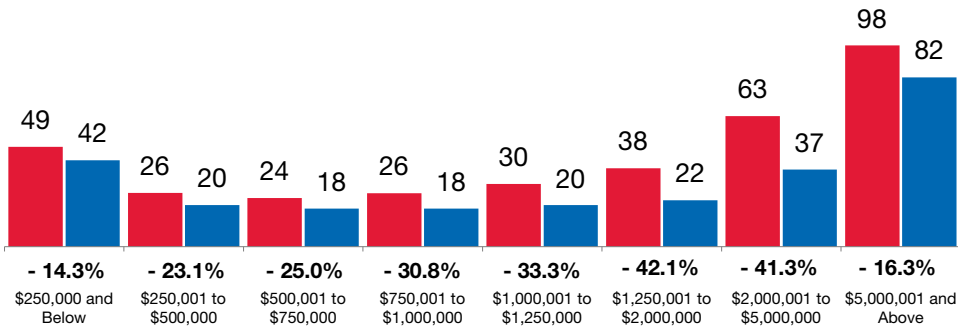
01-2021	01-2022	Change	01-2021	01-2022	Change
100.7%	103.3%	+ 2.6%	99.3%	102.7%	+ 3.4%
100.3%	103.7%	+ 3.4%	99.1%	102.2%	+ 3.1%
99.3%	103.0%	+ 3.7%	97.4%	100.5%	+ 3.2%
97.9%	102.3%	+ 4.5%	96.1%	95.7%	- 0.4%
95.7%	99.7%	+ 4.2%	96.3%	94.1%	- 2.3%
92.5%	94.2%	+ 1.8%	90.2%	88.4%	- 2.0%
99.5%	102.9%	+ 3.4%	99.2%	102.4%	+ 3.2%



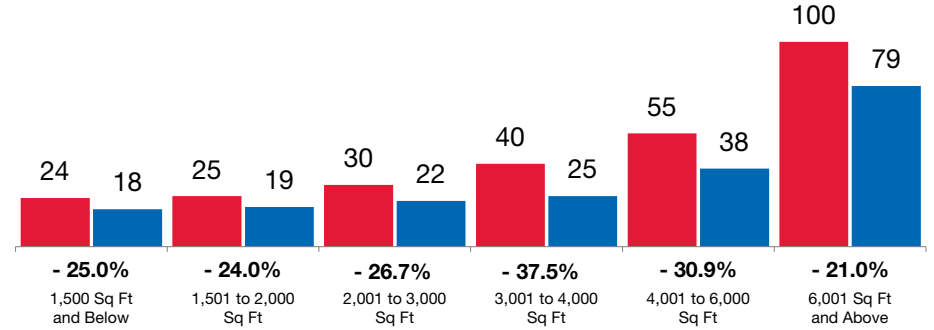
Days on Market Until Sale

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



By Square Feet



All Properties

By Price Range	01-2021	01-2022	Change
\$250,000 and Below	49	42	-14.3%
\$250,001 to \$500,000	26	20	-23.1%
\$500,001 to \$750,000	24	18	-25.0%
\$750,001 to \$1,000,000	26	18	-30.8%
\$1,000,001 to \$1,250,000	30	20	-33.3%
\$1,250,001 to \$2,000,000	38	22	-42.1%
\$2,000,001 to \$5,000,000	63	37	-41.3%
\$5,000,001 and Above	98	82	-16.3%
All Price Ranges	28	21	-25.0%

Single-Family Homes

01-2021	01-2022	Change	01-2021	01-2022	Change
105	50	-52.4%	37	39	+5.4%
33	34	+3.0%	24	19	-20.8%
22	19	-13.6%	27	17	-37.0%
24	18	-25.0%	37	21	-43.2%
28	19	-32.1%	43	27	-37.2%
36	20	-44.4%	51	38	-25.5%
64	34	-46.9%	60	61	+1.7%
99	83	-16.2%	0	34	--
28	21	-25.0%	28	21	-25.0%

Condos - Townhomes

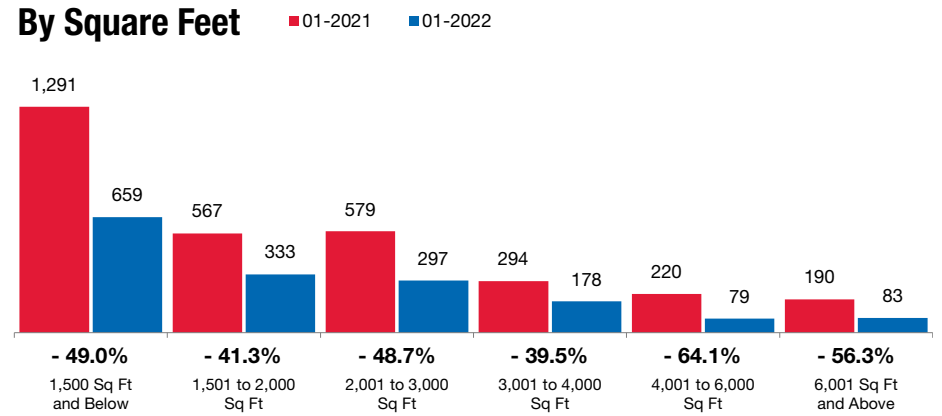
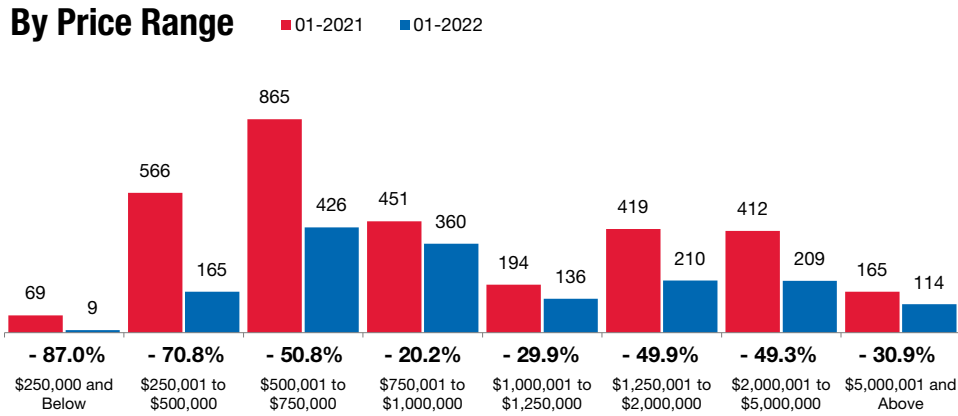
By Square Feet	01-2021	01-2022	Change
1,500 Sq Ft and Below	24	18	-25.0%
1,501 to 2,000 Sq Ft	25	19	-24.0%
2,001 to 3,000 Sq Ft	30	22	-26.7%
3,001 to 4,000 Sq Ft	40	25	-37.5%
4,001 to 6,000 Sq Ft	55	38	-30.9%
6,001 Sq Ft and Above	100	79	-21.0%
All Square Footage	28	21	-25.0%

01-2021	01-2022	Change	01-2021	01-2022	Change
21	18	-14.3%	26	19	-26.9%
22	18	-18.2%	31	23	-25.8%
29	21	-27.6%	50	42	-16.0%
40	24	-40.0%	50	55	+10.0%
56	38	-32.1%	37	48	+29.7%
100	79	-21.0%	96	13	-86.5%
28	21	-25.0%	28	21	-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	01-2021	01-2022	Change
\$250,000 and Below	69	9	- 87.0%
\$250,001 to \$500,000	566	165	- 70.8%
\$500,001 to \$750,000	865	426	- 50.8%
\$750,001 to \$1,000,000	451	360	- 20.2%
\$1,000,001 to \$1,250,000	194	136	- 29.9%
\$1,250,001 to \$2,000,000	419	210	- 49.9%
\$2,000,001 to \$5,000,000	412	209	- 49.3%
\$5,000,001 and Above	165	114	- 30.9%
All Price Ranges	3,141	1,629	- 48.1%

Single-Family Homes

01-2021	01-2022	Change	01-2021	01-2022	Change
18	4	- 77.8%	51	5	- 90.2%
121	27	- 77.7%	445	138	- 69.0%
579	249	- 57.0%	286	177	- 38.1%
337	289	- 14.2%	114	71	- 37.7%
124	111	- 10.5%	70	25	- 64.3%
290	173	- 40.3%	129	37	- 71.3%
325	158	- 51.4%	87	51	- 41.4%
162	113	- 30.2%	3	1	- 66.7%
1,956	1,124	- 42.5%	1,185	505	- 57.4%

Condos - Townhomes

By Square Feet	01-2021	01-2022	Change
1,500 Sq Ft and Below	1,291	659	- 49.0%
1,501 to 2,000 Sq Ft	567	333	- 41.3%
2,001 to 3,000 Sq Ft	579	297	- 48.7%
3,001 to 4,000 Sq Ft	294	178	- 39.5%
4,001 to 6,000 Sq Ft	220	79	- 64.1%
6,001 Sq Ft and Above	190	83	- 56.3%
All Square Footage	3,141	1,629	- 48.1%

01-2021	01-2022	Change	01-2021	01-2022	Change
469	299	- 36.2%	822	360	- 56.2%
356	247	- 30.6%	211	86	- 59.2%
454	253	- 44.3%	125	44	- 64.8%
273	167	- 38.8%	21	11	- 47.6%
215	76	- 64.7%	5	3	- 40.0%
189	82	- 56.6%	1	1	0.0%
1,956	1,124	- 42.5%	1,185	505	- 57.4%

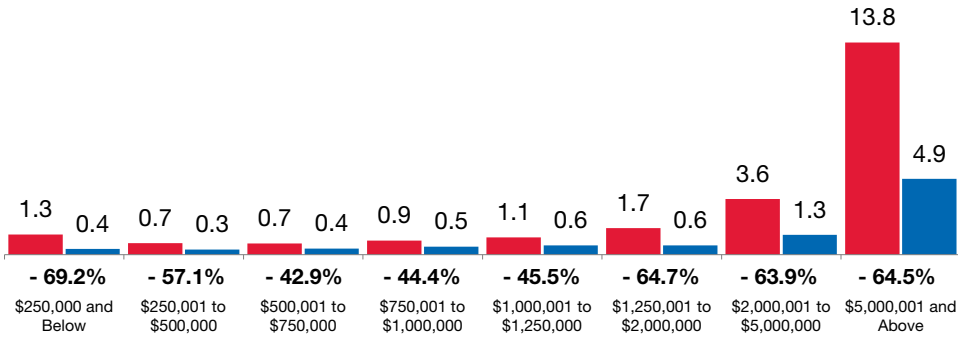


Months Supply of Inventory

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.

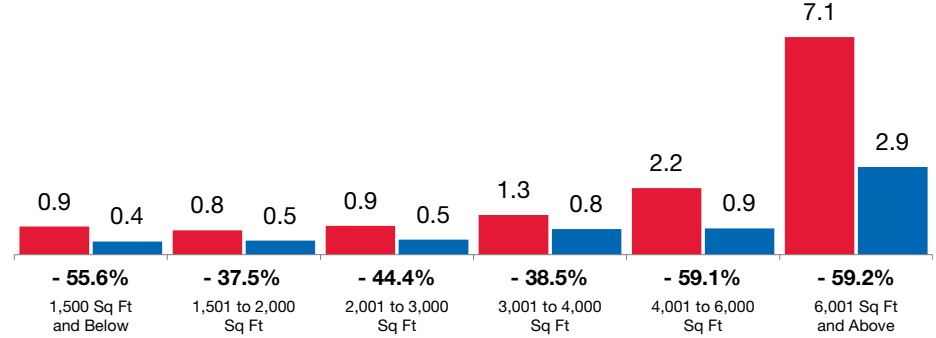
By Price Range

01-2021 01-2022



By Square Feet

01-2021 01-2022



All Properties

By Price Range	01-2021	01-2022	Change
\$250,000 and Below	1.3	0.4	-69.2%
\$250,001 to \$500,000	0.7	0.3	-57.1%
\$500,001 to \$750,000	0.7	0.4	-42.9%
\$750,001 to \$1,000,000	0.9	0.5	-44.4%
\$1,000,001 to \$1,250,000	1.1	0.6	-45.5%
\$1,250,001 to \$2,000,000	1.7	0.6	-64.7%
\$2,000,001 to \$5,000,000	3.6	1.3	-63.9%
\$5,000,001 and Above	13.8	4.9	-64.5%
All Price Ranges	1.0	0.5	-50.0%

Single-Family Homes

01-2021	01-2022	Change	01-2021	01-2022	Change
2.1	0.7	-66.7%	1.1	0.3	-72.7%
0.6	0.4	-33.3%	0.8	0.3	-62.5%
0.6	0.3	-50.0%	0.9	0.4	-55.6%
0.8	0.5	-37.5%	1.3	0.5	-61.5%
0.8	0.6	-25.0%	2.7	0.6	-77.8%
1.3	0.6	-53.8%	4.1	0.7	-82.9%
3.2	1.1	-65.6%	6.8	2.4	-64.7%
13.8	4.9	-64.5%	3.0	1.0	-66.7%
1.0	0.5	-50.0%	1.1	0.4	-63.6%

Condos - Townhomes

By Square Feet	01-2021	01-2022	Change
1,500 Sq Ft and Below	0.9	0.4	-55.6%
1,501 to 2,000 Sq Ft	0.8	0.5	-37.5%
2,001 to 3,000 Sq Ft	0.9	0.5	-44.4%
3,001 to 4,000 Sq Ft	1.3	0.8	-38.5%
4,001 to 6,000 Sq Ft	2.2	0.9	-59.1%
6,001 Sq Ft and Above	7.1	2.9	-59.2%
All Square Footage	1.0	0.5	-50.0%

01-2021	01-2022	Change	01-2021	01-2022	Change
0.8	0.5	-37.5%	1.0	0.4	-60.0%
0.7	0.5	-28.6%	1.1	0.4	-63.6%
0.8	0.4	-50.0%	2.8	0.9	-67.9%
1.2	0.8	-33.3%	7.2	2.1	-70.8%
2.1	0.8	-61.9%	3.8	1.6	-57.9%
7.1	2.8	-60.6%	1.0	--	--
1.0	0.5	-50.0%	1.1	0.4	-63.6%

