

Housing Supply Overview

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

April 2022

The share of Americans planning to purchase a home in the next year is falling, according to NAHB's Housing Trends Report, with only 13% of adults intending to purchase a home in the next 12 months, the lowest level since mid-2020. Declining affordability and low inventory have made it difficult for many buyers to compete in the current market, as rising inflation, surging interest rates, and record high sales prices have priced an increasing number of prospective buyers out of the market. For the 12-month period spanning May 2021 through April 2022, Pending Sales in the San Diego were down 7.1 percent overall. The price range with the largest gain in sales was the \$5,000,001 and Above range, where they increased 64.0 percent.

The overall Median Sales Price was up 18.1 percent to \$777,000. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 19.6 percent to \$580,000. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 18 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 72 days.

Market-wide, inventory levels were down 23.3 percent. The property type with the smallest decline was the Single-Family Homes segment, where they decreased 16.5 percent. That amounts to 0.9 months supply for Single-Family homes and 0.6 months supply for Condos.

Quick Facts

+ 64.0%

- 2.7%

- 6.6%

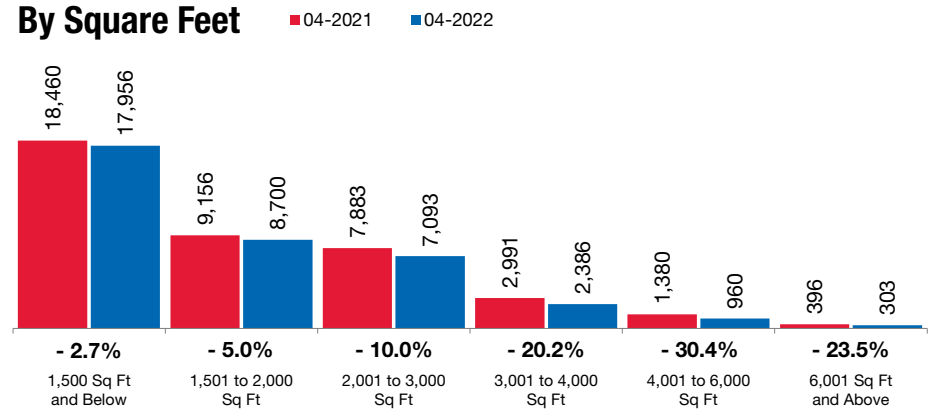
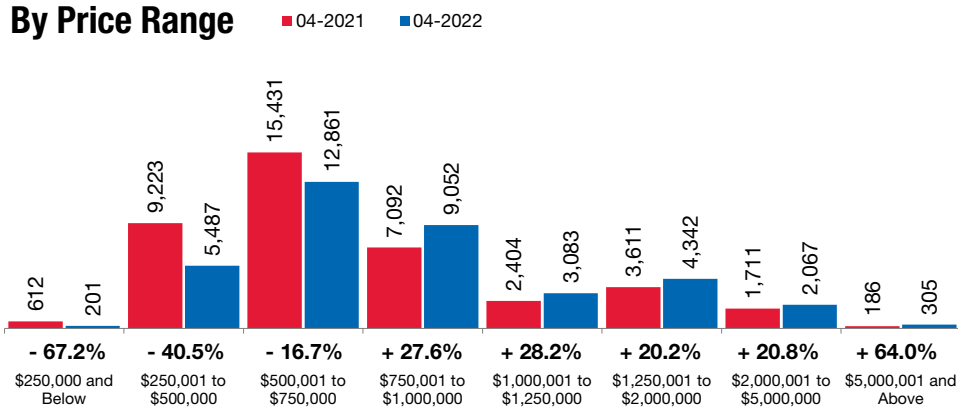
Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$5,000,001 and Above	1,500 Sq Ft and Below	Condos - Townhomes

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	04-2021	04-2022	Change
\$250,000 and Below	612	201	-67.2%
\$250,001 to \$500,000	9,223	5,487	-40.5%
\$500,001 to \$750,000	15,431	12,861	-16.7%
\$750,001 to \$1,000,000	7,092	9,052	+27.6%
\$1,000,001 to \$1,250,000	2,404	3,083	+28.2%
\$1,250,001 to \$2,000,000	3,611	4,342	+20.2%
\$2,000,001 to \$5,000,000	1,711	2,067	+20.8%
\$5,000,001 and Above	186	305	+64.0%
All Price Ranges	40,270	37,398	-7.1%

Single-Family Homes

04-2021	04-2022	Change	04-2021	04-2022	Change
101	47	-53.5%	511	154	-69.9%
1,911	606	-68.3%	7,312	4,881	-33.2%
11,175	7,616	-31.8%	4,256	5,245	+23.2%
5,835	7,365	+26.2%	1,257	1,687	+34.2%
2,029	2,556	+26.0%	375	527	+40.5%
3,129	3,719	+18.9%	482	623	+29.3%
1,542	1,775	+15.1%	169	292	+72.8%
182	300	+64.8%	4	5	+25.0%
25,904	23,984	-7.4%	14,366	13,414	-6.6%

Condos - Townhomes

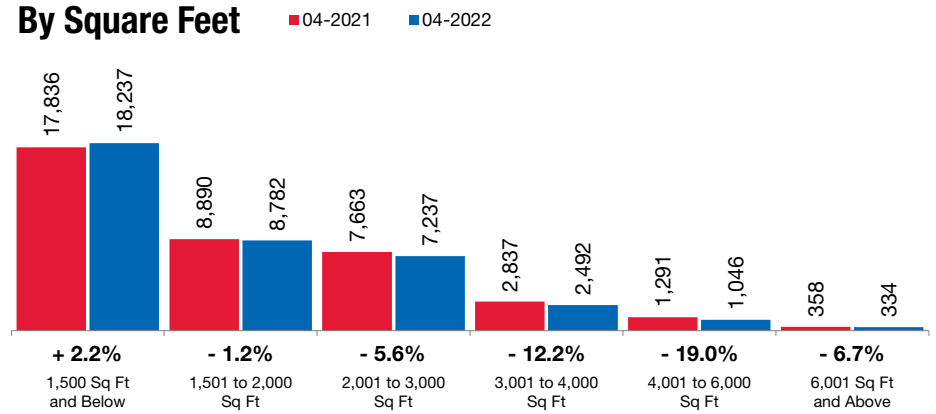
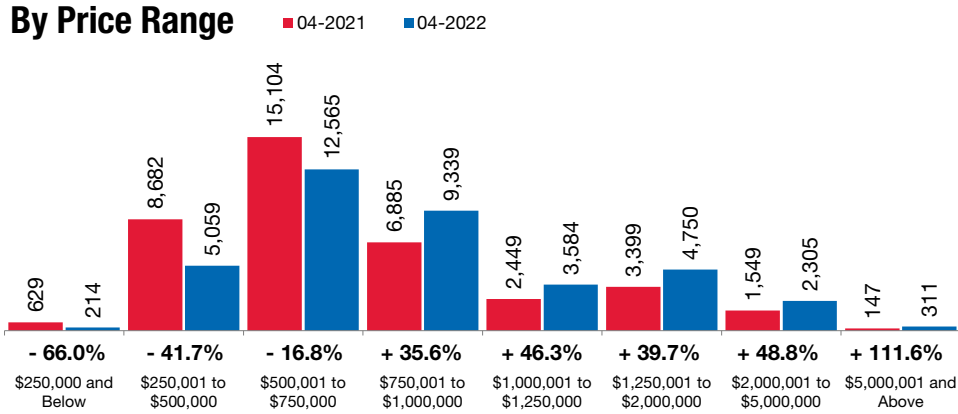
By Square Feet	04-2021	04-2022	Change
1,500 Sq Ft and Below	18,460	17,956	-2.7%
1,501 to 2,000 Sq Ft	9,156	8,700	-5.0%
2,001 to 3,000 Sq Ft	7,883	7,093	-10.0%
3,001 to 4,000 Sq Ft	2,991	2,386	-20.2%
4,001 to 6,000 Sq Ft	1,380	960	-30.4%
6,001 Sq Ft and Above	396	303	-23.5%
All Square Footage	40,270	37,398	-7.1%

04-2021	04-2022	Change	04-2021	04-2022	Change
7,294	7,454	+2.2%	11,166	10,502	-5.9%
6,615	6,430	-2.8%	2,541	2,270	-10.7%
7,281	6,522	-10.4%	602	571	-5.1%
2,946	2,329	-20.9%	45	57	+26.7%
1,371	946	-31.0%	9	14	+55.6%
394	303	-23.1%	2	0	-100.0%
25,904	23,984	-7.4%	14,366	13,414	-6.6%



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	04-2021	04-2022	Change
\$250,000 and Below	629	214	- 66.0%
\$250,001 to \$500,000	8,682	5,059	- 41.7%
\$500,001 to \$750,000	15,104	12,565	- 16.8%
\$750,001 to \$1,000,000	6,885	9,339	+ 35.6%
\$1,000,001 to \$1,250,000	2,449	3,584	+ 46.3%
\$1,250,001 to \$2,000,000	3,399	4,750	+ 39.7%
\$2,000,001 to \$5,000,000	1,549	2,305	+ 48.8%
\$5,000,001 and Above	147	311	+ 111.6%
All Price Ranges	38,844	38,127	- 1.8%

Single-Family Homes

04-2021	04-2022	Change
114	61	- 46.5%
1,748	493	- 71.8%
10,886	7,059	- 35.2%
5,690	7,502	+ 31.8%
2,078	2,954	+ 42.2%
2,991	4,068	+ 36.0%
1,401	2,022	+ 44.3%
145	305	+ 110.3%
25,053	24,464	- 2.4%

Condos - Townhomes

04-2021	04-2022	Change
515	153	- 70.3%
6,934	4,566	- 34.2%
4,218	5,506	+ 30.5%
1,195	1,837	+ 53.7%
371	630	+ 69.8%
408	682	+ 67.2%
148	283	+ 91.2%
2	6	+ 200.0%
13,791	13,663	- 0.9%

By Square Feet	04-2021	04-2022	Change
1,500 Sq Ft and Below	17,836	18,237	+ 2.2%
1,501 to 2,000 Sq Ft	8,890	8,782	- 1.2%
2,001 to 3,000 Sq Ft	7,663	7,237	- 5.6%
3,001 to 4,000 Sq Ft	2,837	2,492	- 12.2%
4,001 to 6,000 Sq Ft	1,291	1,046	- 19.0%
6,001 Sq Ft and Above	358	334	- 6.7%
All Square Footage	38,844	38,127	- 1.8%

04-2021	04-2022	Change
7,114	7,534	+ 5.9%
6,442	6,465	+ 0.4%
7,059	6,665	- 5.6%
2,797	2,433	- 13.0%
1,282	1,033	- 19.4%
356	334	- 6.2%
25,053	24,464	- 2.4%

04-2021	04-2022	Change
10,722	10,703	- 0.2%
2,448	2,317	- 5.4%
570	572	+ 0.4%
40	59	+ 47.5%
9	12	+ 33.3%
2	0	- 100.0%
13,791	13,663	- 0.9%

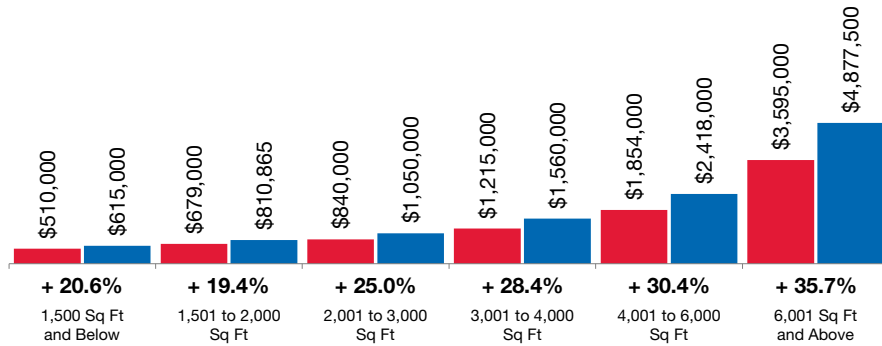


Median Sales Price

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.

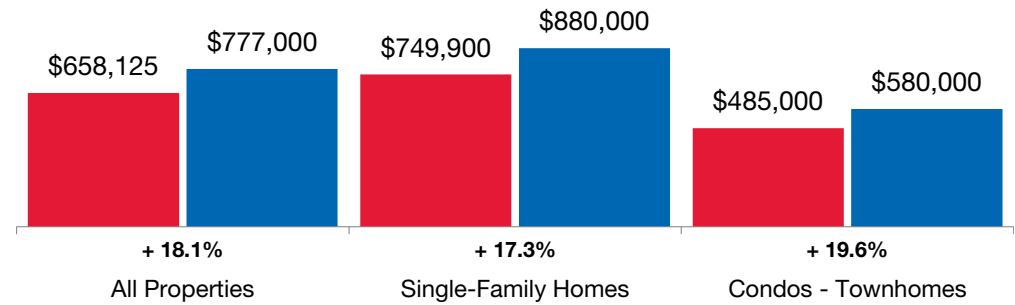
By Square Feet

■ 04-2021 ■ 04-2022



By Property Type

■ 04-2021 ■ 04-2022



By Square Feet	All Properties		
	04-2021	04-2022	Change
1,500 Sq Ft and Below	\$510,000	\$615,000	+ 20.6%
1,501 to 2,000 Sq Ft	\$679,000	\$810,865	+ 19.4%
2,001 to 3,000 Sq Ft	\$840,000	\$1,050,000	+ 25.0%
3,001 to 4,000 Sq Ft	\$1,215,000	\$1,560,000	+ 28.4%
4,001 to 6,000 Sq Ft	\$1,854,000	\$2,418,000	+ 30.4%
6,001 Sq Ft and Above	\$3,595,000	\$4,877,500	+ 35.7%
All Square Footage	\$658,125	\$777,000	+ 18.1%

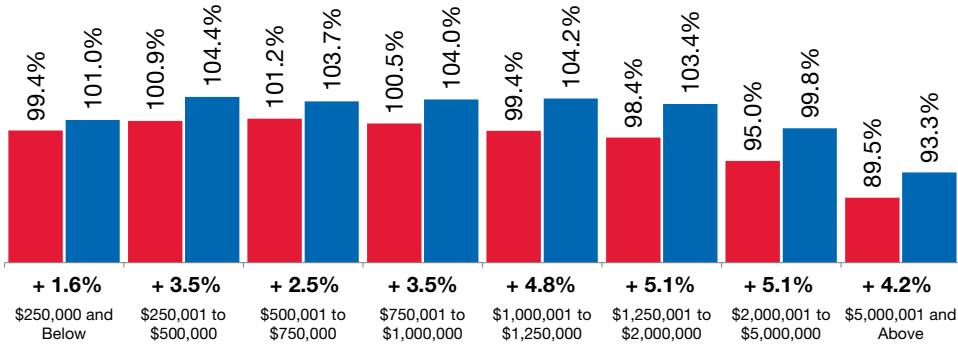
	Single-Family Homes			Condos - Townhomes		
	04-2021	04-2022	Change	04-2021	04-2022	Change
	\$585,000	\$700,000	+ 19.7%	\$437,000	\$527,500	+ 20.7%
	\$680,000	\$820,000	+ 20.6%	\$665,000	\$781,500	+ 17.5%
	\$830,000	\$1,030,000	+ 24.1%	\$1,030,000	\$1,305,000	+ 26.7%
	\$1,215,000	\$1,550,000	+ 27.6%	\$1,542,500	\$2,400,000	+ 55.6%
	\$1,850,051	\$2,410,000	+ 30.3%	\$2,750,000	\$3,100,000	+ 12.7%
	\$3,595,000	\$4,877,500	+ 35.7%	\$2,812,500	--	0.0%
	\$749,900	\$880,000	+ 17.3%	\$485,000	\$580,000	+ 19.6%

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.**

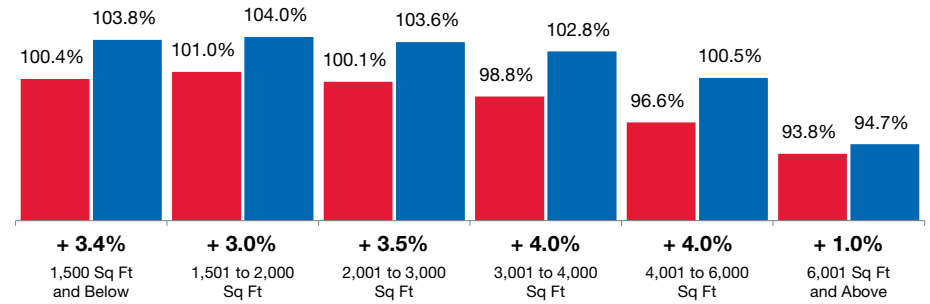
By Price Range

■ 04-2021 ■ 04-2022



By Square Feet

■ 04-2021 ■ 04-2022



All Properties

By Price Range	04-2021	04-2022	Change
\$250,000 and Below	99.4%	101.0%	+ 1.6%
\$250,001 to \$500,000	100.9%	104.4%	+ 3.5%
\$500,001 to \$750,000	101.2%	103.7%	+ 2.5%
\$750,001 to \$1,000,000	100.5%	104.0%	+ 3.5%
\$1,000,001 to \$1,250,000	99.4%	104.2%	+ 4.8%
\$1,250,001 to \$2,000,000	98.4%	103.4%	+ 5.1%
\$2,000,001 to \$5,000,000	95.0%	99.8%	+ 5.1%
\$5,000,001 and Above	89.5%	93.3%	+ 4.2%
All Price Ranges	100.3%	103.6%	+ 3.3%

Single-Family Homes

04-2021	04-2022	Change	04-2021	04-2022	Change
98.7%	94.8%	- 4.0%	99.6%	102.8%	+ 3.2%
101.9%	104.8%	+ 2.8%	100.6%	104.3%	+ 3.7%
101.6%	103.8%	+ 2.2%	100.0%	103.6%	+ 3.6%
100.8%	104.1%	+ 3.3%	99.0%	103.8%	+ 4.8%
99.9%	104.5%	+ 4.6%	96.5%	102.4%	+ 6.1%
98.8%	104.0%	+ 5.3%	95.9%	99.7%	+ 4.0%
95.1%	100.2%	+ 5.4%	94.1%	97.1%	+ 3.2%
89.5%	93.3%	+ 4.2%	88.9%	91.7%	+ 3.1%
100.5%	103.6%	+ 3.1%	99.9%	103.5%	+ 3.6%

Condos - Townhomes

By Square Feet	04-2021	04-2022	Change
1,500 Sq Ft and Below	100.4%	103.8%	+ 3.4%
1,501 to 2,000 Sq Ft	101.0%	104.0%	+ 3.0%
2,001 to 3,000 Sq Ft	100.1%	103.6%	+ 3.5%
3,001 to 4,000 Sq Ft	98.8%	102.8%	+ 4.0%
4,001 to 6,000 Sq Ft	96.6%	100.5%	+ 4.0%
6,001 Sq Ft and Above	93.8%	94.7%	+ 1.0%
All Square Footage	100.3%	103.6%	+ 3.3%

04-2021	04-2022	Change	04-2021	04-2022	Change
101.6%	103.9%	+ 2.3%	100.0%	103.8%	+ 3.8%
101.4%	104.3%	+ 2.9%	99.9%	103.2%	+ 3.3%
100.3%	103.8%	+ 3.5%	98.1%	101.4%	+ 3.4%
98.9%	103.0%	+ 4.1%	96.5%	96.1%	- 0.4%
96.6%	100.5%	+ 4.0%	92.9%	96.8%	+ 4.2%
93.9%	94.7%	+ 0.9%	89.3%	--	--
100.5%	103.6%	+ 3.1%	99.9%	103.5%	+ 3.6%

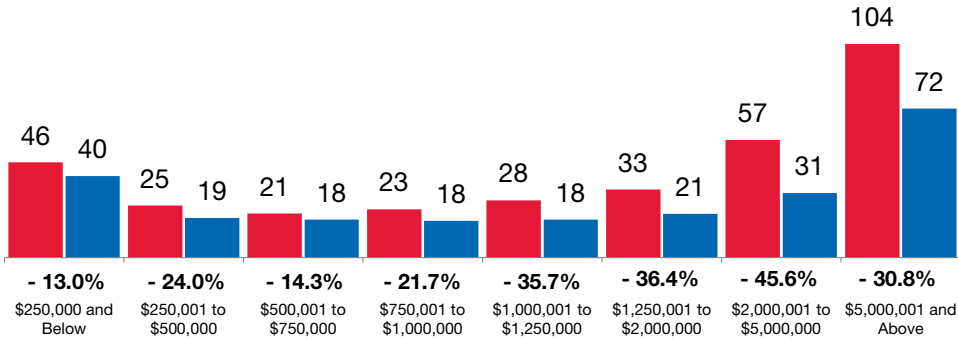


Days on Market Until Sale

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.

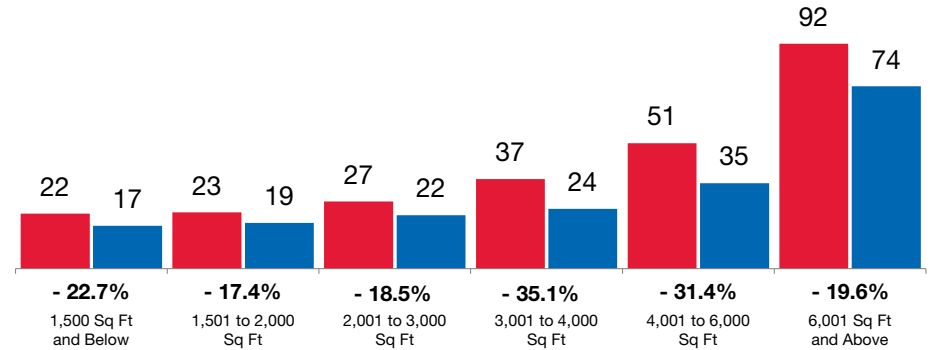
By Price Range

■ 04-2021 ■ 04-2022



By Square Feet

■ 04-2021 ■ 04-2022



All Properties

By Price Range	04-2021	04-2022	Change
\$250,000 and Below	46	40	-13.0%
\$250,001 to \$500,000	25	19	-24.0%
\$500,001 to \$750,000	21	18	-14.3%
\$750,001 to \$1,000,000	23	18	-21.7%
\$1,000,001 to \$1,250,000	28	18	-35.7%
\$1,250,001 to \$2,000,000	33	21	-36.4%
\$2,000,001 to \$5,000,000	57	31	-45.6%
\$5,000,001 and Above	104	72	-30.8%
All Price Ranges	26	20	-23.1%

Single-Family Homes

04-2021	04-2022	Change	04-2021	04-2022	Change
98	43	-56.1%	35	38	+8.6%
34	34	0.0%	23	18	-21.7%
20	20	0.0%	24	16	-33.3%
21	18	-14.3%	34	17	-50.0%
25	18	-28.0%	43	21	-51.2%
31	19	-38.7%	48	33	-31.3%
56	28	-50.0%	67	53	-20.9%
105	73	-30.5%	13	31	+138.5%
26	21	-19.2%	26	19	-26.9%

Condos - Townhomes

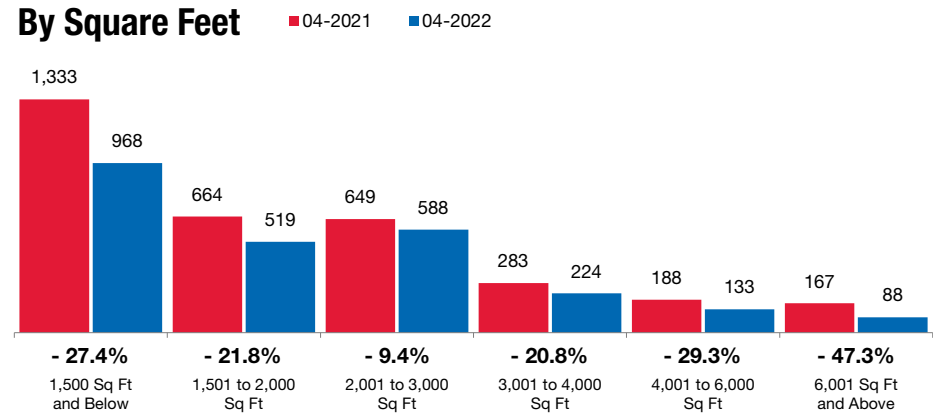
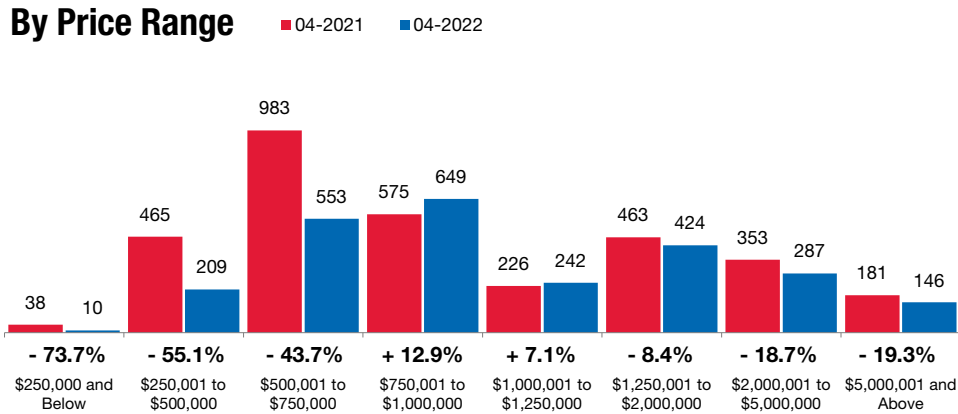
By Square Feet	04-2021	04-2022	Change
1,500 Sq Ft and Below	22	17	-22.7%
1,501 to 2,000 Sq Ft	23	19	-17.4%
2,001 to 3,000 Sq Ft	27	22	-18.5%
3,001 to 4,000 Sq Ft	37	24	-35.1%
4,001 to 6,000 Sq Ft	51	35	-31.4%
6,001 Sq Ft and Above	92	74	-19.6%
All Square Footage	26	20	-23.1%

04-2021	04-2022	Change	04-2021	04-2022	Change
20	18	-10.0%	24	17	-29.2%
20	18	-10.0%	30	21	-30.0%
26	20	-23.1%	50	37	-26.0%
36	23	-36.1%	51	65	+27.5%
51	35	-31.4%	48	46	-4.2%
92	74	-19.6%	55	--	--
26	21	-19.2%	26	19	-26.9%



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	04-2021	04-2022	Change
\$250,000 and Below	38	10	- 73.7%
\$250,001 to \$500,000	465	209	- 55.1%
\$500,001 to \$750,000	983	553	- 43.7%
\$750,001 to \$1,000,000	575	649	+ 12.9%
\$1,000,001 to \$1,250,000	226	242	+ 7.1%
\$1,250,001 to \$2,000,000	463	424	- 8.4%
\$2,000,001 to \$5,000,000	353	287	- 18.7%
\$5,000,001 and Above	181	146	- 19.3%
All Price Ranges	3,284	2,520	- 23.3%

Single-Family Homes

04-2021	04-2022	Change	04-2021	04-2022	Change
7	5	- 28.6%	31	5	- 83.9%
89	37	- 58.4%	376	172	- 54.3%
647	307	- 52.6%	336	246	- 26.8%
460	544	+ 18.3%	115	105	- 8.7%
171	201	+ 17.5%	55	41	- 25.5%
358	347	- 3.1%	105	77	- 26.7%
263	231	- 12.2%	90	56	- 37.8%
176	140	- 20.5%	5	6	+ 20.0%
2,171	1,812	- 16.5%	1,113	708	- 36.4%

Condos - Townhomes

By Square Feet	04-2021	04-2022	Change
1,500 Sq Ft and Below	1,333	968	- 27.4%
1,501 to 2,000 Sq Ft	664	519	- 21.8%
2,001 to 3,000 Sq Ft	649	588	- 9.4%
3,001 to 4,000 Sq Ft	283	224	- 20.8%
4,001 to 6,000 Sq Ft	188	133	- 29.3%
6,001 Sq Ft and Above	167	88	- 47.3%
All Square Footage	3,284	2,520	- 23.3%

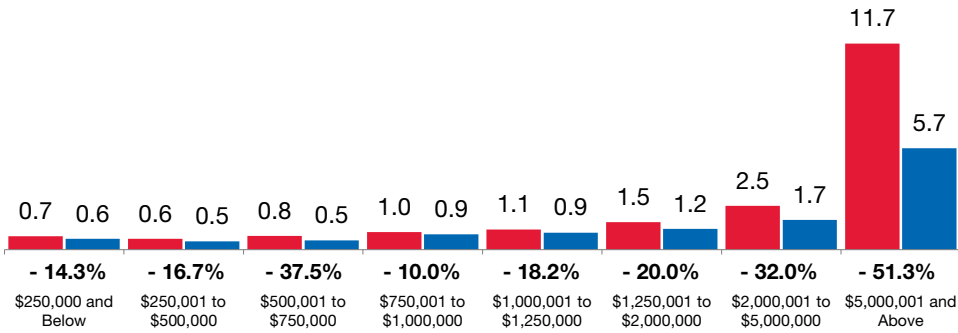
04-2021	04-2022	Change	04-2021	04-2022	Change
550	472	- 14.2%	783	496	- 36.7%
463	389	- 16.0%	201	130	- 35.3%
550	519	- 5.6%	99	69	- 30.3%
261	215	- 17.6%	22	9	- 59.1%
181	130	- 28.2%	7	3	- 57.1%
166	87	- 47.6%	1	1	0.0%
2,171	1,812	- 16.5%	1,113	708	- 36.4%



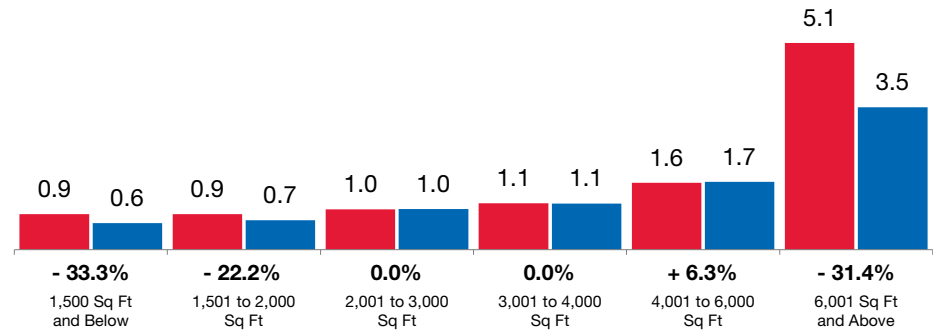
Months Supply of Inventory

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 ■ 04-2021 ■ 04-2022



By Square Feet ■ 04-2021 ■ 04-2022



All Properties

By Price Range	04-2021	04-2022	Change
\$250,000 and Below	0.7	0.6	-14.3%
\$250,001 to \$500,000	0.6	0.5	-16.7%
\$500,001 to \$750,000	0.8	0.5	-37.5%
\$750,001 to \$1,000,000	1.0	0.9	-10.0%
\$1,000,001 to \$1,250,000	1.1	0.9	-18.2%
\$1,250,001 to \$2,000,000	1.5	1.2	-20.0%
\$2,000,001 to \$5,000,000	2.5	1.7	-32.0%
\$5,000,001 and Above	11.7	5.7	-51.3%
All Price Ranges	1.0	0.8	-20.0%

Single-Family Homes

04-2021	04-2022	Change	04-2021	04-2022	Change
0.8	1.2	+50.0%	0.7	0.4	-42.9%
0.6	0.7	+16.7%	0.6	0.4	-33.3%
0.7	0.5	-28.6%	0.9	0.6	-33.3%
0.9	0.9	0.0%	1.1	0.7	-36.4%
1.0	0.9	-10.0%	1.8	0.9	-50.0%
1.4	1.1	-21.4%	2.6	1.5	-42.3%
2.0	1.6	-20.0%	6.4	2.3	-64.1%
11.6	5.6	-51.7%	5.0	6.0	+20.0%
1.0	0.9	-10.0%	0.9	0.6	-33.3%

Condos - Townhomes

By Square Feet	04-2021	04-2022	Change
1,500 Sq Ft and Below	0.9	0.6	-33.3%
1,501 to 2,000 Sq Ft	0.9	0.7	-22.2%
2,001 to 3,000 Sq Ft	1.0	1.0	0.0%
3,001 to 4,000 Sq Ft	1.1	1.1	0.0%
4,001 to 6,000 Sq Ft	1.6	1.7	+6.3%
6,001 Sq Ft and Above	5.1	3.5	-31.4%
All Square Footage	1.0	0.8	-20.0%

04-2021	04-2022	Change	04-2021	04-2022	Change
0.9	0.8	-11.1%	0.8	0.6	-25.0%
0.8	0.7	-12.5%	0.9	0.7	-22.2%
0.9	1.0	+11.1%	2.0	1.5	-25.0%
1.1	1.1	0.0%	5.9	1.9	-67.8%
1.6	1.6	0.0%	5.4	1.5	-72.2%
5.1	3.4	-33.3%	1.0	--	--
1.0	0.9	-10.0%	0.9	0.6	-33.3%

