

# Housing Supply Overview

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

## February 2023

Purchases of new single-family homes increased 7.2% month-over-month as of last measure, exceeding economists' expectations and rising to the highest level in nearly a year, according to the US Census Bureau. The limited supply of existing homes on the market, along with lower mortgage interest rates, softening sales prices, and a rise in the number of builders offering sales incentives, helped boost new home purchases, causing builder confidence to increase for the second consecutive month in February. For the 12-month period spanning March 2022 through February 2023, Pending Sales in the San Diego were down 31.4 percent overall. The price range with the smallest decline in sales was the \$1,000,001 to \$1,250,000 range, where they decreased 8.6 percent.

The overall Median Sales Price was up 9.3 percent to \$820,000. The property type with the largest price gain was the Condos - Townhomes segment, where prices increased 11.6 percent to \$625,000. The price range that tended to sell the quickest was the \$1,000,001 to \$1,250,000 range at 24 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 66 days.

Market-wide, inventory levels were up 0.1 percent. However, the property type with the largest gain was the Condos - Townhomes segment, where they increased 4.1 percent. That amounts to 1.1 months supply for Single-Family homes and 1.0 months supply for Condos.

## Quick Facts

- 8.6%

- 28.9%

- 30.9%

Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$1,000,001 to \$1,250,000	1,501 to 2,000 Sq Ft	Single-Family Homes

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

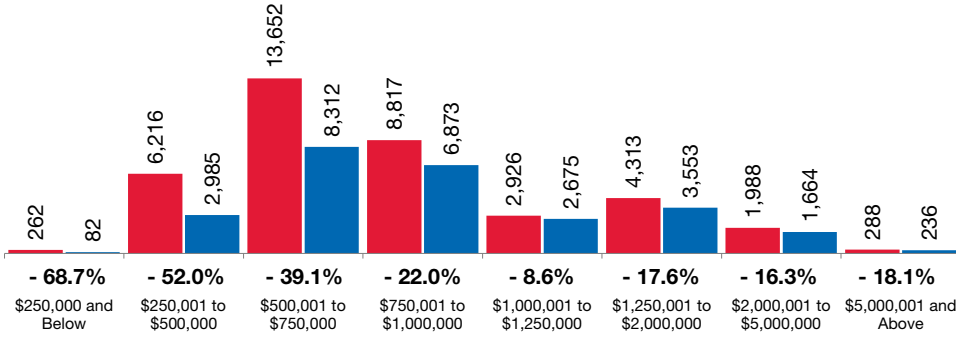
Pending Sales	2
Closed Sales	3
Median Sales Price	4
Percent of Original List Price Received	5
Days on Market Until Sale	6
Inventory of Homes for Sale	7
Months Supply of Inventory	8

# Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month calculation.

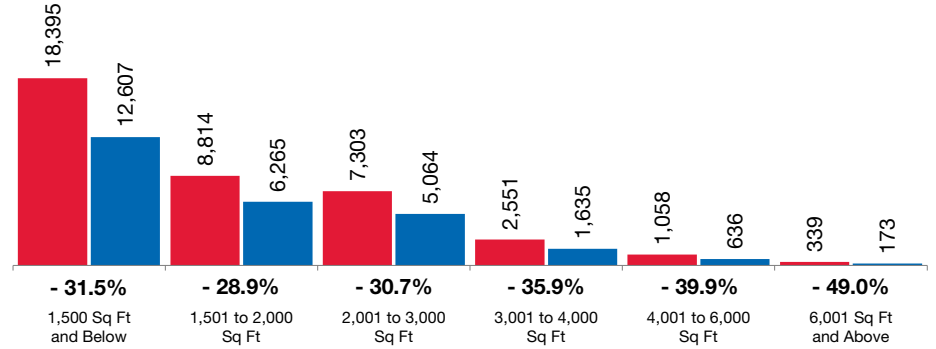
## By Price Range

■ 02-2022 ■ 02-2023



## By Square Feet

■ 02-2022 ■ 02-2023



### All Properties

By Price Range	02-2022	02-2023	Change
\$250,000 and Below	262	82	-68.7%
\$250,001 to \$500,000	6,216	2,985	-52.0%
\$500,001 to \$750,000	13,652	8,312	-39.1%
\$750,001 to \$1,000,000	8,817	6,873	-22.0%
\$1,000,001 to \$1,250,000	2,926	2,675	-8.6%
\$1,250,001 to \$2,000,000	4,313	3,553	-17.6%
\$2,000,001 to \$5,000,000	1,988	1,664	-16.3%
\$5,000,001 and Above	288	236	-18.1%
<b>All Price Ranges</b>	<b>38,462</b>	<b>26,380</b>	<b>-31.4%</b>

### Single-Family Homes

02-2022	02-2023	Change
58	25	-56.9%
691	392	-43.3%
8,461	4,299	-49.2%
7,217	5,402	-25.1%
2,447	2,182	-10.8%
3,703	3,001	-19.0%
1,731	1,453	-16.1%
282	235	-16.7%
<b>24,590</b>	<b>16,989</b>	<b>-30.9%</b>

### Condos - Townhomes

02-2022	02-2023	Change
204	57	-72.1%
5,525	2,593	-53.1%
5,191	4,013	-22.7%
1,600	1,471	-8.1%
479	493	+2.9%
610	552	-9.5%
257	211	-17.9%
6	1	-83.3%
<b>13,872</b>	<b>9,391</b>	<b>-32.3%</b>

### By Square Feet

02-2022	02-2023	Change
18,395	12,607	-31.5%
8,814	6,265	-28.9%
7,303	5,064	-30.7%
2,551	1,635	-35.9%
1,058	636	-39.9%
339	173	-49.0%
<b>38,462</b>	<b>26,380</b>	<b>-31.4%</b>

02-2022	02-2023	Change
7,485	5,290	-29.3%
6,505	4,640	-28.7%
6,728	4,654	-30.8%
2,486	1,606	-35.4%
1,046	626	-40.2%
339	173	-49.0%
<b>24,590</b>	<b>16,989</b>	<b>-30.9%</b>

02-2022	02-2023	Change
10,910	7,317	-32.9%
2,309	1,625	-29.6%
575	410	-28.7%
65	29	-55.4%
12	10	-16.7%
0	0	0.0%
<b>13,872</b>	<b>9,391</b>	<b>-32.3%</b>

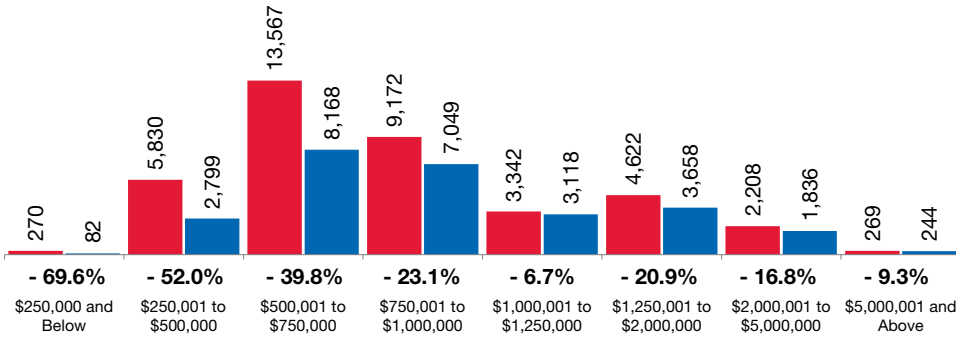


# Closed Sales

A count of the actual sales that have closed in a given month. Based on a rolling 12-month calculation.

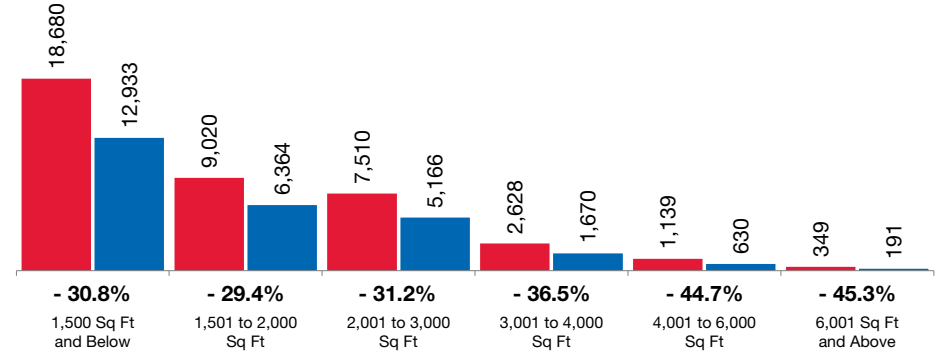
## By Price Range

02-2022 02-2023



## By Square Feet

02-2022 02-2023



### All Properties

By Price Range	02-2022	02-2023	Change
\$250,000 and Below	270	82	-69.6%
\$250,001 to \$500,000	5,830	2,799	-52.0%
\$500,001 to \$750,000	13,567	8,168	-39.8%
\$750,001 to \$1,000,000	9,172	7,049	-23.1%
\$1,000,001 to \$1,250,000	3,342	3,118	-6.7%
\$1,250,001 to \$2,000,000	4,622	3,658	-20.9%
\$2,000,001 to \$5,000,000	2,208	1,836	-16.8%
\$5,000,001 and Above	269	244	-9.3%
<b>All Price Ranges</b>	<b>39,280</b>	<b>26,954</b>	<b>-31.4%</b>

### Single-Family Homes

02-2022	02-2023	Change	02-2022	02-2023	Change
66	32	-51.5%	204	50	-75.5%
571	383	-32.9%	5,259	2,416	-54.1%
7,978	4,017	-49.6%	5,589	4,151	-25.7%
7,428	5,487	-26.1%	1,744	1,562	-10.4%
2,775	2,530	-8.8%	567	588	+3.7%
3,976	3,079	-22.6%	646	579	-10.4%
1,950	1,605	-17.7%	258	231	-10.5%
264	241	-8.7%	5	3	-40.0%
<b>25,008</b>	<b>17,374</b>	<b>-30.5%</b>	<b>14,272</b>	<b>9,580</b>	<b>-32.9%</b>

### Condos - Townhomes

By Square Feet	02-2022	02-2023	Change
1,500 Sq Ft and Below	18,680	12,933	-30.8%
1,501 to 2,000 Sq Ft	9,020	6,364	-29.4%
2,001 to 3,000 Sq Ft	7,510	5,166	-31.2%
3,001 to 4,000 Sq Ft	2,628	1,670	-36.5%
4,001 to 6,000 Sq Ft	1,139	630	-44.7%
6,001 Sq Ft and Above	349	191	-45.3%
<b>All Square Footage</b>	<b>39,280</b>	<b>26,954</b>	<b>-31.4%</b>

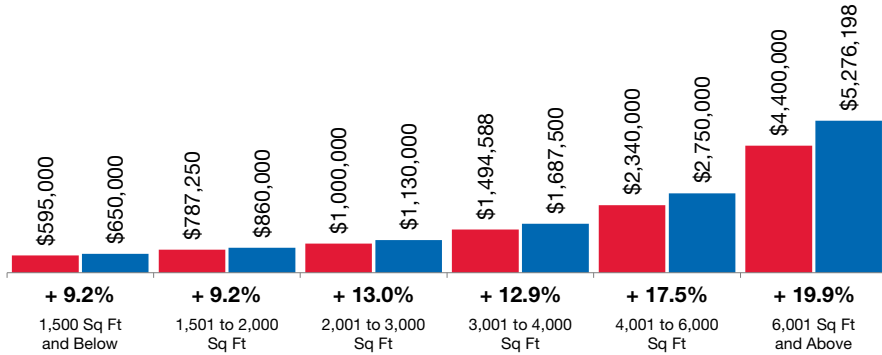
02-2022	02-2023	Change	02-2022	02-2023	Change
7,517	5,431	-27.8%	11,163	7,502	-32.8%
6,600	4,746	-28.1%	2,420	1,618	-33.1%
6,849	4,751	-30.6%	613	415	-32.3%
2,565	1,635	-36.3%	63	35	-44.4%
1,128	620	-45.0%	11	10	-9.1%
348	191	-45.1%	1	0	-100.0%
<b>25,008</b>	<b>17,374</b>	<b>-30.5%</b>	<b>14,272</b>	<b>9,580</b>	<b>-32.9%</b>

# 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.**

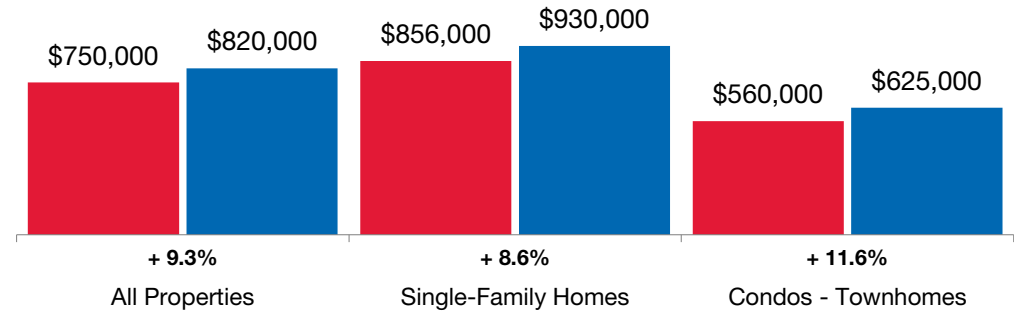
## By Square Feet

■ 02-2022 ■ 02-2023



## By Property Type

■ 02-2022 ■ 02-2023

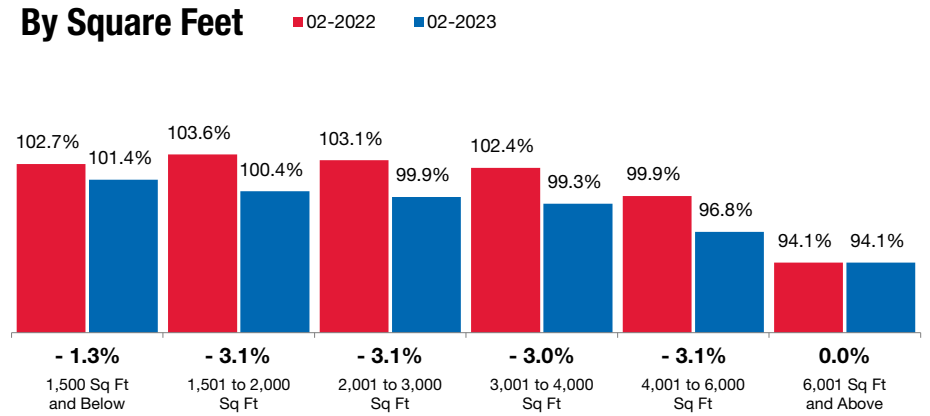
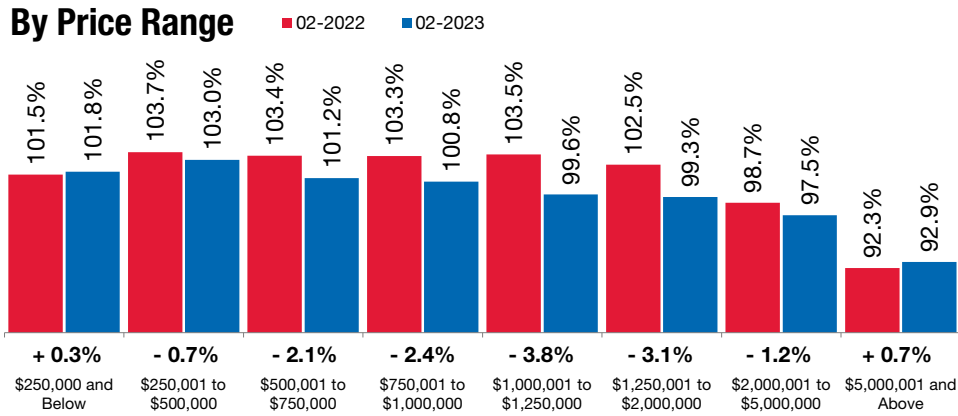


By Square Feet	All Properties		
	02-2022	02-2023	Change
1,500 Sq Ft and Below	\$595,000	\$650,000	+ 9.2%
1,501 to 2,000 Sq Ft	\$787,250	\$860,000	+ 9.2%
2,001 to 3,000 Sq Ft	\$1,000,000	\$1,130,000	+ 13.0%
3,001 to 4,000 Sq Ft	\$1,494,588	\$1,687,500	+ 12.9%
4,001 to 6,000 Sq Ft	\$2,340,000	\$2,750,000	+ 17.5%
6,001 Sq Ft and Above	\$4,400,000	\$5,276,198	+ 19.9%
<b>All Square Footage</b>	<b>\$750,000</b>	<b>\$820,000</b>	<b>+ 9.3%</b>

	Single-Family Homes			Condos - Townhomes		
	02-2022	02-2023	Change	02-2022	02-2023	Change
	\$675,000	\$735,000	+ 8.9%	\$510,000	\$572,000	+ 12.2%
	\$795,000	\$869,950	+ 9.4%	\$760,000	\$830,000	+ 9.2%
	\$990,000	\$1,120,000	+ 13.1%	\$1,250,000	\$1,345,000	+ 7.6%
	\$1,481,000	\$1,675,000	+ 13.1%	\$2,050,000	\$2,400,000	+ 17.1%
	\$2,328,500	\$2,750,000	+ 18.1%	\$3,000,000	\$2,580,000	- 14.0%
	\$4,412,500	\$5,276,198	+ 19.6%	\$2,025,000	--	0.0%
	<b>\$856,000</b>	<b>\$930,000</b>	<b>+ 8.6%</b>	<b>\$560,000</b>	<b>\$625,000</b>	<b>+ 11.6%</b>

# 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	02-2022	02-2023	Change
\$250,000 and Below	101.5%	101.8%	+ 0.3%
\$250,001 to \$500,000	103.7%	103.0%	- 0.7%
\$500,001 to \$750,000	103.4%	101.2%	- 2.1%
\$750,001 to \$1,000,000	103.3%	100.8%	- 2.4%
\$1,000,001 to \$1,250,000	103.5%	99.6%	- 3.8%
\$1,250,001 to \$2,000,000	102.5%	99.3%	- 3.1%
\$2,000,001 to \$5,000,000	98.7%	97.5%	- 1.2%
\$5,000,001 and Above	92.3%	92.9%	+ 0.7%
<b>All Price Ranges</b>	<b>103.0%</b>	<b>100.6%</b>	<b>- 2.3%</b>

## Single-Family Homes

02-2022	02-2023	Change	02-2022	02-2023	Change
98.6%	96.0%	- 2.6%	102.3%	104.0%	+ 1.7%
104.5%	101.8%	- 2.6%	103.6%	103.1%	- 0.5%
103.7%	101.2%	- 2.4%	102.9%	101.1%	- 1.7%
103.5%	100.9%	- 2.5%	102.6%	100.6%	- 1.9%
104.1%	99.4%	- 4.5%	100.7%	100.2%	- 0.5%
103.1%	99.6%	- 3.4%	98.9%	98.0%	- 0.9%
99.1%	97.6%	- 1.5%	96.2%	96.9%	+ 0.7%
92.4%	92.8%	+ 0.4%	89.3%	105.5%	+ 18.1%
<b>103.1%</b>	<b>100.1%</b>	<b>- 2.9%</b>	<b>102.8%</b>	<b>101.3%</b>	<b>- 1.5%</b>

## Condos - Townhomes

By Square Feet	02-2022	02-2023	Change
1,500 Sq Ft and Below	102.7%	101.4%	- 1.3%
1,501 to 2,000 Sq Ft	103.6%	100.4%	- 3.1%
2,001 to 3,000 Sq Ft	103.1%	99.9%	- 3.1%
3,001 to 4,000 Sq Ft	102.4%	99.3%	- 3.0%
4,001 to 6,000 Sq Ft	99.9%	96.8%	- 3.1%
6,001 Sq Ft and Above	94.1%	94.1%	0.0%
<b>All Square Footage</b>	<b>103.0%</b>	<b>100.6%</b>	<b>- 2.3%</b>

02-2022	02-2023	Change	02-2022	02-2023	Change
103.4%	101.0%	- 2.3%	103.0%	101.6%	- 1.4%
103.9%	100.3%	- 3.5%	102.6%	100.5%	- 2.0%
103.3%	99.9%	- 3.3%	100.7%	99.5%	- 1.2%
102.6%	99.3%	- 3.2%	95.8%	97.5%	+ 1.8%
100.0%	96.9%	- 3.1%	93.2%	93.5%	+ 0.3%
94.1%	94.1%	0.0%	88.4%	--	--
<b>103.1%</b>	<b>100.1%</b>	<b>- 2.9%</b>	<b>102.8%</b>	<b>101.3%</b>	<b>- 1.5%</b>

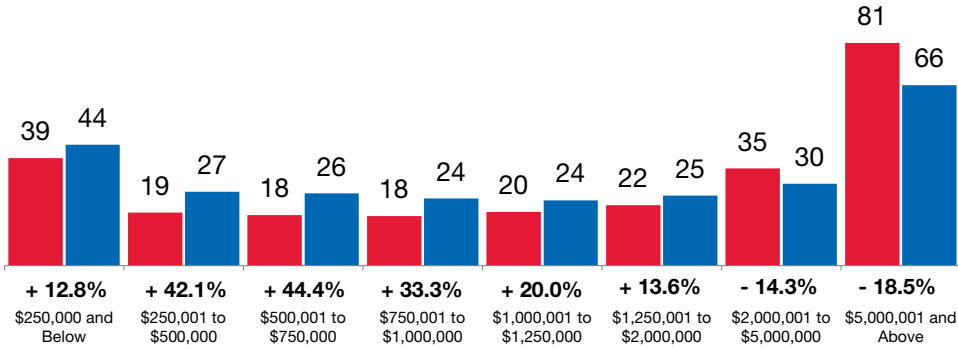


# Days on Market Until Sale

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.

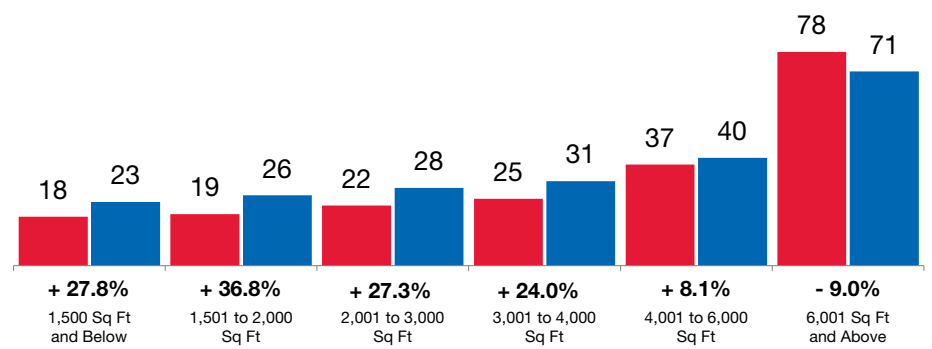
## By Price Range

■ 02-2022 ■ 02-2023



## By Square Feet

■ 02-2022 ■ 02-2023



### All Properties

By Price Range	02-2022	02-2023	Change
\$250,000 and Below	39	44	+ 12.8%
\$250,001 to \$500,000	19	27	+ 42.1%
\$500,001 to \$750,000	18	26	+ 44.4%
\$750,001 to \$1,000,000	18	24	+ 33.3%
\$1,000,001 to \$1,250,000	20	24	+ 20.0%
\$1,250,001 to \$2,000,000	22	25	+ 13.6%
\$2,000,001 to \$5,000,000	35	30	- 14.3%
\$5,000,001 and Above	81	66	- 18.5%
<b>All Price Ranges</b>	<b>20</b>	<b>26</b>	<b>+ 30.0%</b>

### Single-Family Homes

02-2022	02-2023	Change	02-2022	02-2023	Change
45	43	- 4.4%	37	45	+ 21.6%
31	39	+ 25.8%	18	25	+ 38.9%
19	29	+ 52.6%	17	24	+ 41.2%
18	25	+ 38.9%	19	22	+ 15.8%
19	24	+ 26.3%	24	23	- 4.2%
20	25	+ 25.0%	36	29	- 19.4%
32	29	- 9.4%	61	35	- 42.6%
82	66	- 19.5%	36	72	+ 100.0%
<b>21</b>	<b>27</b>	<b>+ 28.6%</b>	<b>20</b>	<b>24</b>	<b>+ 20.0%</b>

### Condos - Townhomes

By Square Feet	02-2022	02-2023	Change
1,500 Sq Ft and Below	18	23	+ 27.8%
1,501 to 2,000 Sq Ft	19	26	+ 36.8%
2,001 to 3,000 Sq Ft	22	28	+ 27.3%
3,001 to 4,000 Sq Ft	25	31	+ 24.0%
4,001 to 6,000 Sq Ft	37	40	+ 8.1%
6,001 Sq Ft and Above	78	71	- 9.0%
<b>All Square Footage</b>	<b>20</b>	<b>26</b>	<b>+ 30.0%</b>

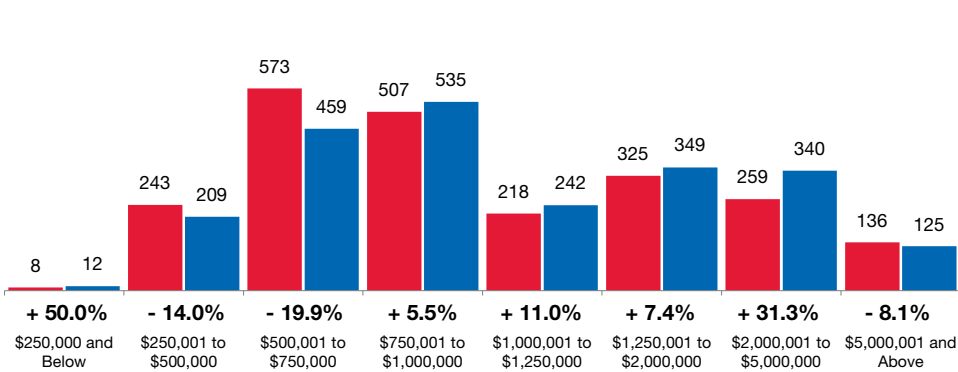
02-2022	02-2023	Change	02-2022	02-2023	Change
18	24	+ 33.3%	18	23	+ 27.8%
18	25	+ 38.9%	22	27	+ 22.7%
20	28	+ 40.0%	40	31	- 22.5%
24	31	+ 29.2%	63	52	- 17.5%
37	39	+ 5.4%	50	49	- 2.0%
79	71	- 10.1%	13	--	--
<b>21</b>	<b>27</b>	<b>+ 28.6%</b>	<b>20</b>	<b>24</b>	<b>+ 20.0%</b>



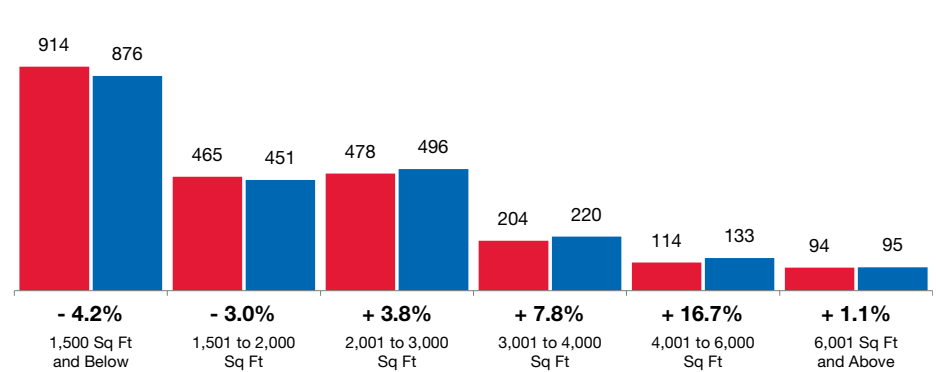
# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.  
Based on one month of activity.

## By Price Range



## By Square Feet



### All Properties

By Price Range	02-2022	02-2023	Change
\$250,000 and Below	8	12	+ 50.0%
\$250,001 to \$500,000	243	209	- 14.0%
\$500,001 to \$750,000	573	459	- 19.9%
\$750,001 to \$1,000,000	507	535	+ 5.5%
\$1,000,001 to \$1,250,000	218	242	+ 11.0%
\$1,250,001 to \$2,000,000	325	349	+ 7.4%
\$2,000,001 to \$5,000,000	259	340	+ 31.3%
\$5,000,001 and Above	136	125	- 8.1%
<b>All Price Ranges</b>	<b>2,269</b>	<b>2,271</b>	<b>+ 0.1%</b>

### Single-Family Homes

02-2022	02-2023	Change	02-2022	02-2023	Change
4	8	+ 100.0%	4	4	0.0%
37	47	+ 27.0%	206	162	- 21.4%
317	201	- 36.6%	256	258	+ 0.8%
412	382	- 7.3%	95	153	+ 61.1%
171	197	+ 15.2%	47	45	- 4.3%
266	278	+ 4.5%	59	71	+ 20.3%
198	280	+ 41.4%	61	60	- 1.6%
135	119	- 11.9%	1	6	+ 500.0%
<b>1,540</b>	<b>1,512</b>	<b>- 1.8%</b>	<b>729</b>	<b>759</b>	<b>+ 4.1%</b>

### Condos - Townhomes

By Square Feet	02-2022	02-2023	Change
1,500 Sq Ft and Below	914	876	- 4.2%
1,501 to 2,000 Sq Ft	465	451	- 3.0%
2,001 to 3,000 Sq Ft	478	496	+ 3.8%
3,001 to 4,000 Sq Ft	204	220	+ 7.8%
4,001 to 6,000 Sq Ft	114	133	+ 16.7%
6,001 Sq Ft and Above	94	95	+ 1.1%
<b>All Square Footage</b>	<b>2,269</b>	<b>2,271</b>	<b>+ 0.1%</b>

02-2022	02-2023	Change	02-2022	02-2023	Change
387	344	- 11.1%	527	532	+ 0.9%
331	307	- 7.3%	134	144	+ 7.5%
422	432	+ 2.4%	56	64	+ 14.3%
196	209	+ 6.6%	8	11	+ 37.5%
111	125	+ 12.6%	3	8	+ 166.7%
93	95	+ 2.2%	1	0	- 100.0%
<b>1,540</b>	<b>1,512</b>	<b>- 1.8%</b>	<b>729</b>	<b>759</b>	<b>+ 4.1%</b>

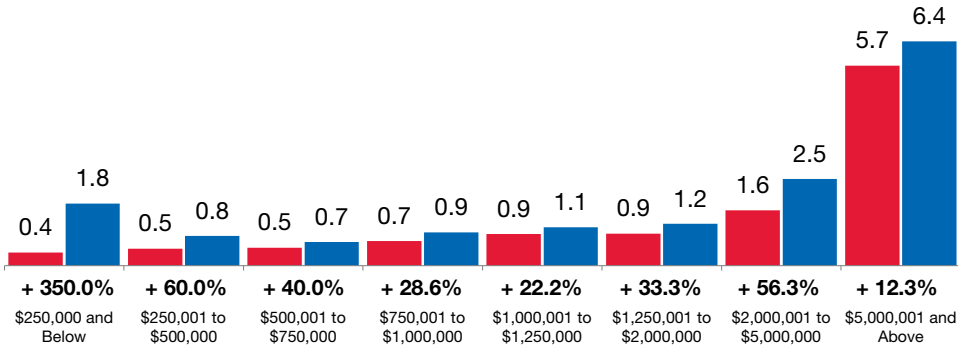


# Months Supply of Inventory

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.

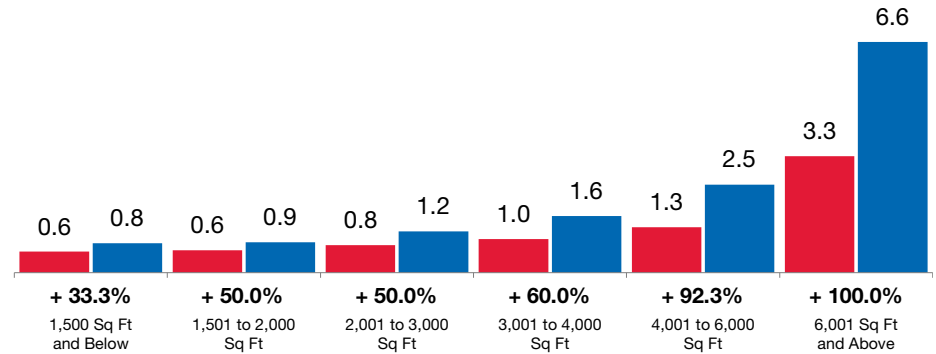
## By Price Range

■ 02-2022 ■ 02-2023



## By Square Feet

■ 02-2022 ■ 02-2023



### All Properties

By Price Range	02-2022	02-2023	Change
\$250,000 and Below	0.4	1.8	+ 350.0%
\$250,001 to \$500,000	0.5	0.8	+ 60.0%
\$500,001 to \$750,000	0.5	0.7	+ 40.0%
\$750,001 to \$1,000,000	0.7	0.9	+ 28.6%
\$1,000,001 to \$1,250,000	0.9	1.1	+ 22.2%
\$1,250,001 to \$2,000,000	0.9	1.2	+ 33.3%
\$2,000,001 to \$5,000,000	1.6	2.5	+ 56.3%
\$5,000,001 and Above	5.7	6.4	+ 12.3%
<b>All Price Ranges</b>	<b>0.7</b>	<b>1.0</b>	<b>+ 42.9%</b>

### Single-Family Homes

02-2022	02-2023	Change	02-2022	02-2023	Change
0.8	2.9	+ 262.5%	0.2	0.8	+ 300.0%
0.6	1.4	+ 133.3%	0.4	0.7	+ 75.0%
0.4	0.6	+ 50.0%	0.6	0.8	+ 33.3%
0.7	0.8	+ 14.3%	0.7	1.2	+ 71.4%
0.8	1.1	+ 37.5%	1.2	1.1	- 8.3%
0.9	1.1	+ 22.2%	1.2	1.5	+ 25.0%
1.4	2.3	+ 64.3%	2.8	3.4	+ 21.4%
5.7	6.1	+ 7.0%	1.0	6.0	+ 500.0%
<b>0.8</b>	<b>1.1</b>	<b>+ 37.5%</b>	<b>0.6</b>	<b>1.0</b>	<b>+ 66.7%</b>

### Condos - Townhomes

By Square Feet	02-2022	02-2023	Change
1,500 Sq Ft and Below	0.6	0.8	+ 33.3%
1,501 to 2,000 Sq Ft	0.6	0.9	+ 50.0%
2,001 to 3,000 Sq Ft	0.8	1.2	+ 50.0%
3,001 to 4,000 Sq Ft	1.0	1.6	+ 60.0%
4,001 to 6,000 Sq Ft	1.3	2.5	+ 92.3%
6,001 Sq Ft and Above	3.3	6.6	+ 100.0%
<b>All Square Footage</b>	<b>0.7</b>	<b>1.0</b>	<b>+ 42.9%</b>

02-2022	02-2023	Change	02-2022	02-2023	Change
0.6	0.8	+ 33.3%	0.6	0.9	+ 50.0%
0.6	0.8	+ 33.3%	0.7	1.1	+ 57.1%
0.8	1.1	+ 37.5%	1.2	1.9	+ 58.3%
0.9	1.6	+ 77.8%	1.5	4.6	+ 206.7%
1.3	2.4	+ 84.6%	1.8	5.6	+ 211.1%
3.3	6.6	+ 100.0%	--	--	--
<b>0.8</b>	<b>1.1</b>	<b>+ 37.5%</b>	<b>0.6</b>	<b>1.0</b>	<b>+ 66.7%</b>

