

Housing Supply Overview

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

August 2020

The housing and stock markets continue to be the leaders in the economy. In August, showings and pending sales remained at strong levels. Housing inventory remained limited in many segments, continuing the competitive bidding we have seen across much of the market in recent months. Nationally, the Commerce Department and U.S. Housing and Urban Development report total housing production is up 22.6% to a seasonally adjusted annual rate of nearly 1.5 million units, the highest rate since February. According to the National Association of Home Builders estimates, lumber prices have surged more than 110% since mid-April, adding approximately \$14,000 to the typical new single-family homes. For the 12-month period spanning September 2019 through August 2020, Pending Sales in the San Diego were up 2.0 percent overall. The price range with the largest gain in sales was the \$1,250,001 to \$2,000,000 range, where they increased 27.9 percent.

The overall Median Sales Price was up 5.7 percent to \$608,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 5.8 percent to \$682,500. The price range that tended to sell the quickest was the \$500,001 to \$750,000 range at 25 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 103 days.

Market-wide, inventory levels were down 44.8 percent. The property type with the smallest decline was the Condos - Townhomes segment, where they decreased 30.2 percent. That amounts to 1.3 months supply for Single-Family homes and 1.7 months supply for Condos.

Quick Facts

+ 27.9%

+ 19.6%

+ 4.5%

Price Range With
Strongest Pending Sales:
\$1,250,001 to \$2,000,000

Home Size With Strongest
Pending Sales:
4,001 to 6,000 Sq Ft

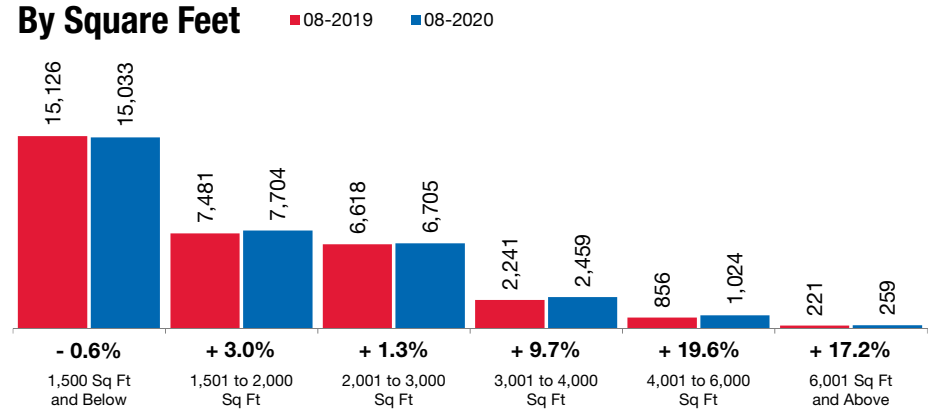
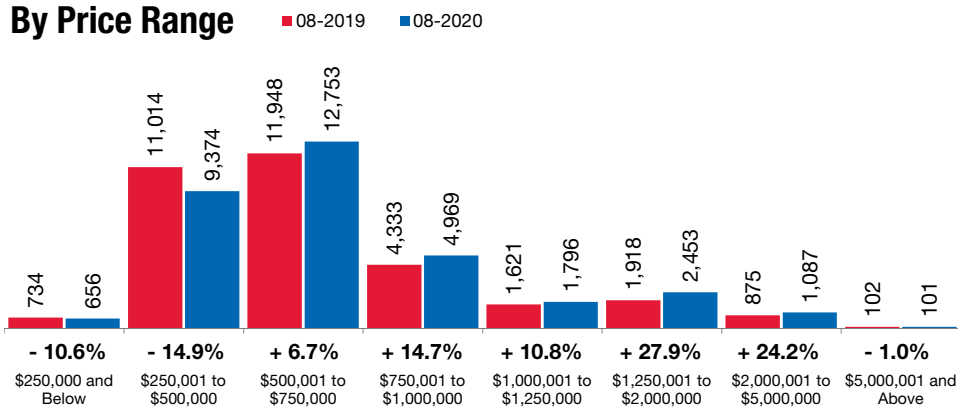
Property Type With
Strongest Pending Sales:
Condos - Townhomes

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
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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	08-2019	08-2020	Change
\$250,000 and Below	734	656	- 10.6%
\$250,001 to \$500,000	11,014	9,374	- 14.9%
\$500,001 to \$750,000	11,948	12,753	+ 6.7%
\$750,001 to \$1,000,000	4,333	4,969	+ 14.7%
\$1,000,001 to \$1,250,000	1,621	1,796	+ 10.8%
\$1,250,001 to \$2,000,000	1,918	2,453	+ 27.9%
\$2,000,001 to \$5,000,000	875	1,087	+ 24.2%
\$5,000,001 and Above	102	101	- 1.0%
All Price Ranges	32,545	33,189	+ 2.0%

Single-Family Homes

08-2019	08-2020	Change	08-2019	08-2020	Change
85	95	+ 11.8%	649	561	- 13.6%
4,409	2,872	- 34.9%	6,605	6,502	- 1.6%
9,539	9,917	+ 4.0%	2,409	2,836	+ 17.7%
3,667	4,184	+ 14.1%	666	785	+ 17.9%
1,420	1,558	+ 9.7%	201	238	+ 18.4%
1,688	2,157	+ 27.8%	230	296	+ 28.7%
790	971	+ 22.9%	85	116	+ 36.5%
98	100	+ 2.0%	4	1	- 75.0%
21,696	21,854	+ 0.7%	10,849	11,335	+ 4.5%

Condos - Townhomes

By Square Feet	08-2019	08-2020	Change
1,500 Sq Ft and Below	15,126	15,033	- 0.6%
1,501 to 2,000 Sq Ft	7,481	7,704	+ 3.0%
2,001 to 3,000 Sq Ft	6,618	6,705	+ 1.3%
3,001 to 4,000 Sq Ft	2,241	2,459	+ 9.7%
4,001 to 6,000 Sq Ft	856	1,024	+ 19.6%
6,001 Sq Ft and Above	221	259	+ 17.2%
All Square Footage	32,545	33,189	+ 2.0%

08-2019	08-2020	Change	08-2019	08-2020	Change
6,505	6,199	- 4.7%	8,621	8,834	+ 2.5%
5,663	5,640	- 0.4%	1,818	2,064	+ 13.5%
6,229	6,296	+ 1.1%	389	409	+ 5.1%
2,227	2,435	+ 9.3%	14	24	+ 71.4%
851	1,020	+ 19.9%	5	4	- 20.0%
220	259	+ 17.7%	1	0	- 100.0%
21,696	21,854	+ 0.7%	10,849	11,335	+ 4.5%

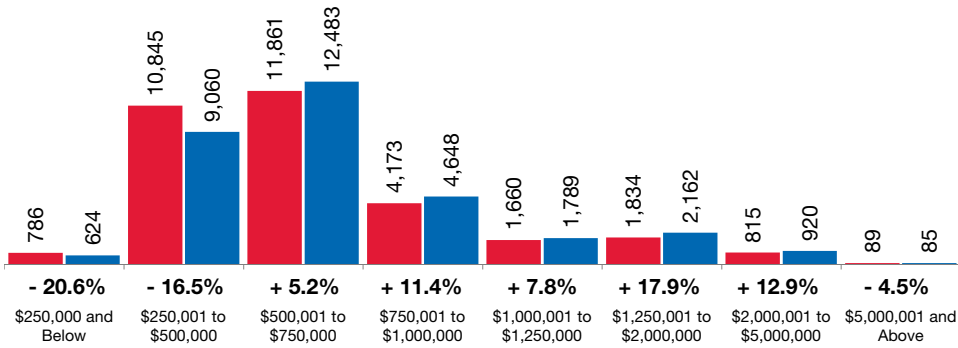


Closed Sales

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

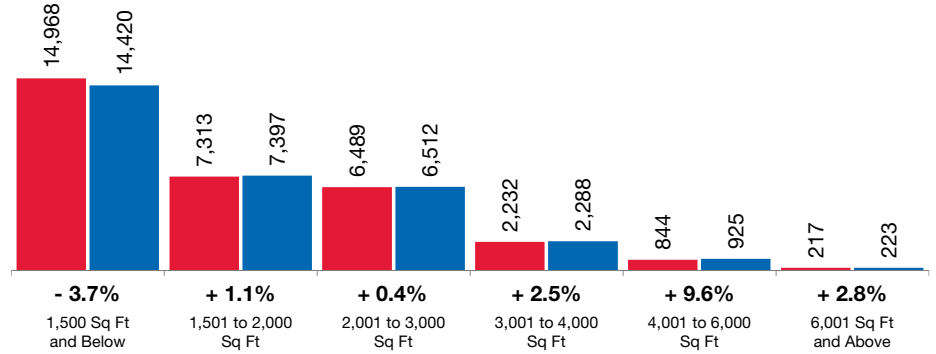
By Price Range

■ 08-2019 ■ 08-2020



By Square Feet

■ 08-2019 ■ 08-2020



All Properties

By Price Range	08-2019	08-2020	Change
\$250,000 and Below	786	624	-20.6%
\$250,001 to \$500,000	10,845	9,060	-16.5%
\$500,001 to \$750,000	11,861	12,483	+5.2%
\$750,001 to \$1,000,000	4,173	4,648	+11.4%
\$1,000,001 to \$1,250,000	1,660	1,789	+7.8%
\$1,250,001 to \$2,000,000	1,834	2,162	+17.9%
\$2,000,001 to \$5,000,000	815	920	+12.9%
\$5,000,001 and Above	89	85	-4.5%
All Price Ranges	32,063	31,771	-0.9%

Single-Family Homes

08-2019	08-2020	Change	08-2019	08-2020	Change
97	89	-8.2%	689	535	-22.4%
4,368	2,794	-36.0%	6,477	6,266	-3.3%
9,454	9,779	+3.4%	2,407	2,704	+12.3%
3,534	3,916	+10.8%	639	732	+14.6%
1,448	1,562	+7.9%	212	227	+7.1%
1,626	1,905	+17.2%	208	257	+23.6%
739	827	+11.9%	76	93	+22.4%
84	85	+1.2%	5	0	-100.0%
21,350	20,957	-1.8%	10,713	10,814	+0.9%

Condos - Townhomes

By Square Feet	08-2019	08-2020	Change
1,500 Sq Ft and Below	14,968	14,420	-3.7%
1,501 to 2,000 Sq Ft	7,313	7,397	+1.1%
2,001 to 3,000 Sq Ft	6,489	6,512	+0.4%
3,001 to 4,000 Sq Ft	2,232	2,288	+2.5%
4,001 to 6,000 Sq Ft	844	925	+9.6%
6,001 Sq Ft and Above	217	223	+2.8%
All Square Footage	32,063	31,771	-0.9%

08-2019	08-2020	Change	08-2019	08-2020	Change
6,432	5,972	-7.2%	8,536	8,448	-1.0%
5,545	5,441	-1.9%	1,768	1,956	+10.6%
6,102	6,129	+0.4%	387	383	-1.0%
2,214	2,266	+2.3%	18	22	+22.2%
841	921	+9.5%	3	4	+33.3%
216	223	+3.2%	1	0	-100.0%
21,350	20,957	-1.8%	10,713	10,814	+0.9%

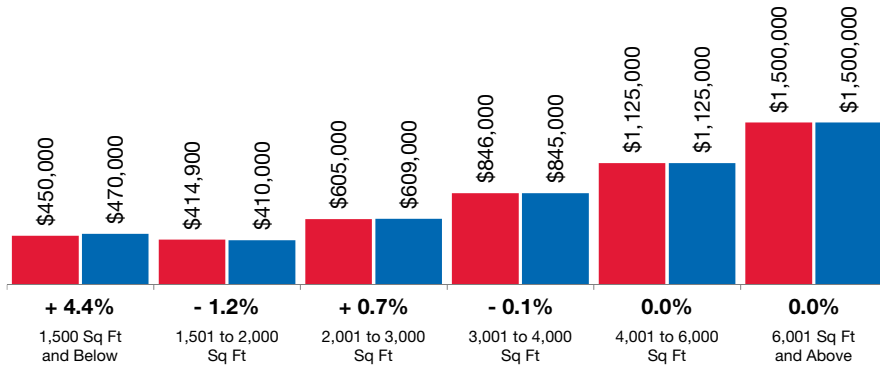


Median Sales Price

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.**

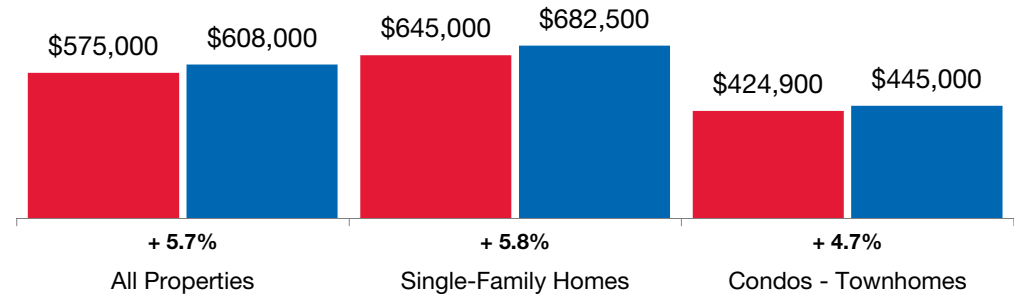
By Square Feet

■ 08-2019 ■ 08-2020



By Property Type

■ 08-2019 ■ 08-2020



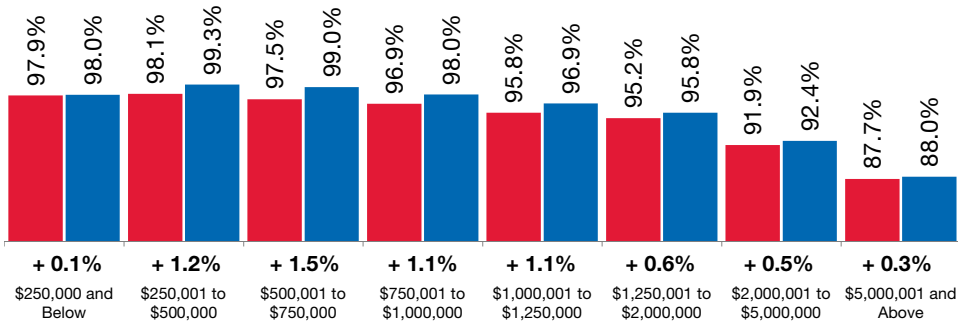
By Square Feet	All Properties		
	08-2019	08-2020	Change
1,500 Sq Ft and Below	\$450,000	\$470,000	+ 4.4%
1,501 to 2,000 Sq Ft	\$414,900	\$410,000	- 1.2%
2,001 to 3,000 Sq Ft	\$605,000	\$609,000	+ 0.7%
3,001 to 4,000 Sq Ft	\$846,000	\$845,000	- 0.1%
4,001 to 6,000 Sq Ft	\$1,125,000	\$1,125,000	0.0%
6,001 Sq Ft and Above	\$1,500,000	\$1,500,000	0.0%
All Square Footage	\$575,000	\$608,000	+ 5.7%

	Single-Family Homes			Condos - Townhomes		
	08-2019	08-2020	Change	08-2019	08-2020	Change
	\$500,000	\$532,000	+ 6.4%	\$389,000	\$405,000	+ 4.1%
	\$452,000	\$457,000	+ 1.1%	\$375,000	\$385,000	+ 2.7%
	\$610,000	\$614,000	+ 0.7%	\$590,000	\$590,000	0.0%
	\$846,720	\$847,000	+ 0.0%	\$845,000	\$840,000	- 0.6%
	\$1,125,000	\$1,125,000	0.0%	\$1,125,000	\$1,110,000	- 1.3%
	\$1,500,000	\$1,500,000	0.0%	\$1,495,000	\$1,545,000	+ 3.3%
	\$645,000	\$682,500	+ 5.8%	\$424,900	\$445,000	+ 4.7%

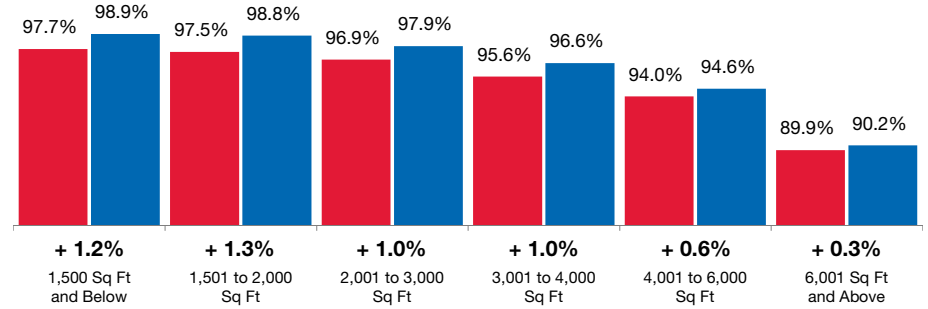
Percent of Original List Price Received

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 ■ 08-2019 ■ 08-2020



By Square Feet ■ 08-2019 ■ 08-2020



All Properties

By Price Range	08-2019	08-2020	Change
\$250,000 and Below	97.9%	98.0%	+ 0.1%
\$250,001 to \$500,000	98.1%	99.3%	+ 1.2%
\$500,001 to \$750,000	97.5%	99.0%	+ 1.5%
\$750,001 to \$1,000,000	96.9%	98.0%	+ 1.1%
\$1,000,001 to \$1,250,000	95.8%	96.9%	+ 1.1%
\$1,250,001 to \$2,000,000	95.2%	95.8%	+ 0.6%
\$2,000,001 to \$5,000,000	91.9%	92.4%	+ 0.5%
\$5,000,001 and Above	87.7%	88.0%	+ 0.3%
All Price Ranges	97.2%	98.3%	+ 1.1%

Single-Family Homes

08-2019	08-2020	Change	08-2019	08-2020	Change
95.2%	94.2%	- 1.1%	98.3%	98.6%	+ 0.3%
98.4%	99.8%	+ 1.4%	98.0%	99.0%	+ 1.0%
97.5%	99.2%	+ 1.7%	97.3%	98.3%	+ 1.0%
96.9%	98.2%	+ 1.3%	96.9%	97.2%	+ 0.3%
96.1%	97.2%	+ 1.1%	94.0%	95.3%	+ 1.4%
95.3%	96.0%	+ 0.7%	94.1%	94.6%	+ 0.5%
91.7%	92.3%	+ 0.7%	93.7%	93.2%	- 0.5%
87.9%	88.0%	+ 0.1%	84.2%	--	--
97.0%	98.3%	+ 1.3%	97.6%	98.4%	+ 0.8%

Condos - Townhomes

By Square Feet	08-2019	08-2020	Change
1,500 Sq Ft and Below	97.7%	98.9%	+ 1.2%
1,501 to 2,000 Sq Ft	97.5%	98.8%	+ 1.3%
2,001 to 3,000 Sq Ft	96.9%	97.9%	+ 1.0%
3,001 to 4,000 Sq Ft	95.6%	96.6%	+ 1.0%
4,001 to 6,000 Sq Ft	94.0%	94.6%	+ 0.6%
6,001 Sq Ft and Above	89.9%	90.2%	+ 0.3%
All Square Footage	97.2%	98.3%	+ 1.1%

08-2019	08-2020	Change	08-2019	08-2020	Change
97.7%	99.3%	+ 1.6%	97.7%	98.6%	+ 0.9%
97.5%	99.0%	+ 1.5%	97.3%	98.2%	+ 0.9%
96.9%	98.0%	+ 1.1%	96.2%	96.8%	+ 0.6%
95.6%	96.6%	+ 1.0%	93.2%	93.8%	+ 0.6%
94.1%	94.6%	+ 0.5%	84.6%	94.7%	+ 11.9%
89.8%	90.2%	+ 0.4%	103.4%	--	--
97.0%	98.3%	+ 1.3%	97.6%	98.4%	+ 0.8%

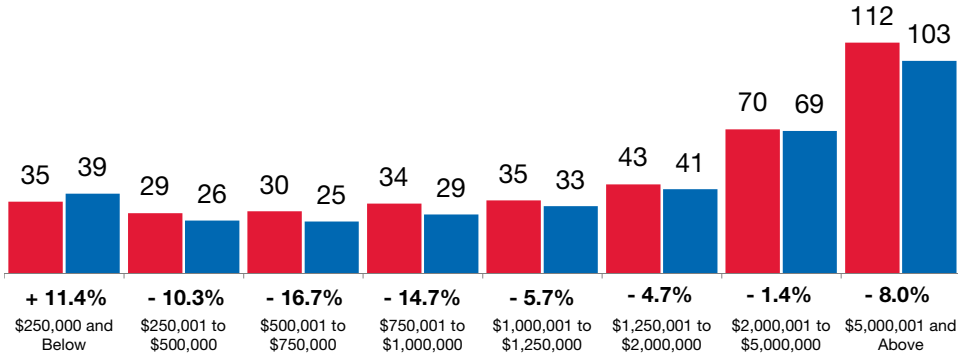


Days on Market Until Sale

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.

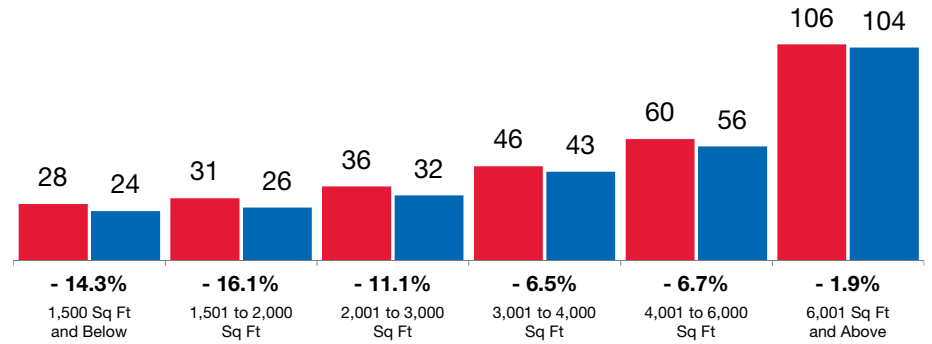
By Price Range

■ 08-2019 ■ 08-2020



By Square Feet

■ 08-2019 ■ 08-2020



All Properties

By Price Range	08-2019	08-2020	Change
\$250,000 and Below	35	39	+ 11.4%
\$250,001 to \$500,000	29	26	- 10.3%
\$500,001 to \$750,000	30	25	- 16.7%
\$750,001 to \$1,000,000	34	29	- 14.7%
\$1,000,001 to \$1,250,000	35	33	- 5.7%
\$1,250,001 to \$2,000,000	43	41	- 4.7%
\$2,000,001 to \$5,000,000	70	69	- 1.4%
\$5,000,001 and Above	112	103	- 8.0%
All Price Ranges	33	29	- 12.1%

Single-Family Homes

08-2019	08-2020	Change
42	89	+ 111.9%
31	29	- 6.5%
30	24	- 20.0%
30	27	- 18.2%
33	31	- 6.1%
42	39	- 7.1%
70	70	0.0%
115	103	- 10.4%
34	30	- 11.8%

Condos - Townhomes

08-2019	08-2020	Change
34	30	- 11.8%
28	24	- 14.3%
30	29	- 3.3%
41	39	- 4.9%
52	45	- 13.5%
52	55	+ 5.8%
68	64	- 5.9%
76	--	--
31	28	- 9.7%

By Square Feet

08-2019	08-2020	Change
28	24	- 14.3%
31	26	- 16.1%
36	32	- 11.1%
46	43	- 6.5%
60	56	- 6.7%
106	104	- 1.9%
33	29	- 12.1%

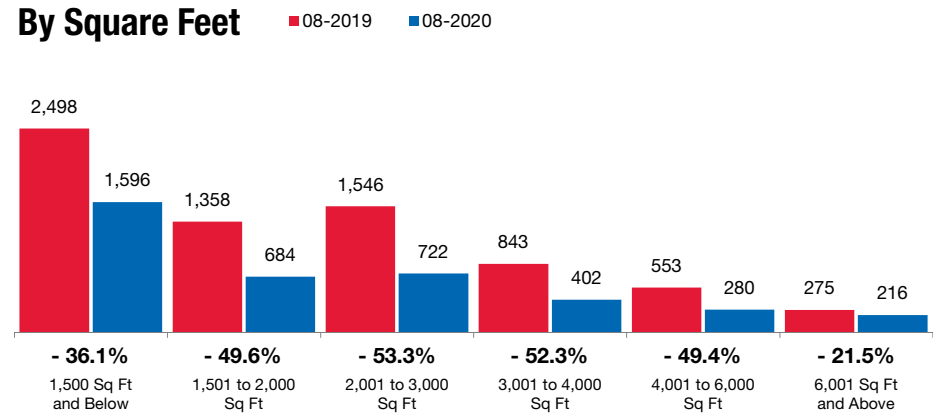
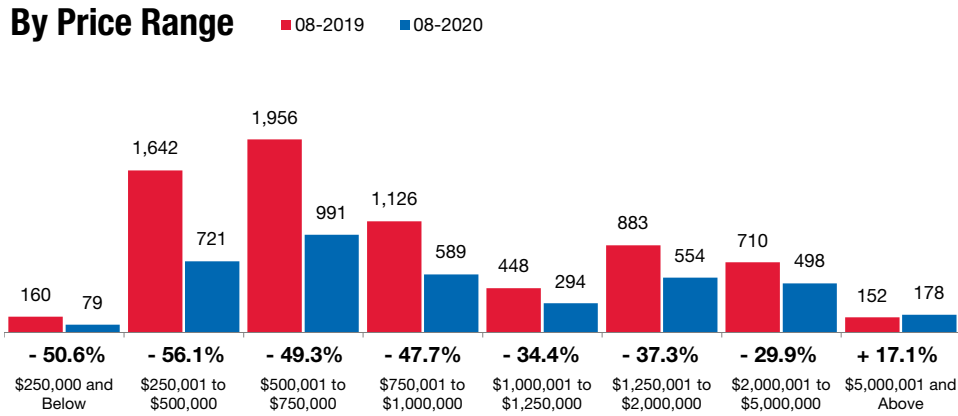
08-2019	08-2020	Change
26	22	- 15.4%
29	23	- 20.7%
36	31	- 13.9%
46	43	- 6.5%
59	56	- 5.1%
106	104	- 1.9%
34	30	- 11.8%

08-2019	08-2020	Change
29	26	- 10.3%
35	33	- 5.7%
47	47	0.0%
67	59	- 11.9%
111	26	- 76.6%
48	--	--
31	28	- 9.7%



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	08-2019	08-2020	Change
\$250,000 and Below	160	79	- 50.6%
\$250,001 to \$500,000	1,642	721	- 56.1%
\$500,001 to \$750,000	1,956	991	- 49.3%
\$750,001 to \$1,000,000	1,126	589	- 47.7%
\$1,000,001 to \$1,250,000	448	294	- 34.4%
\$1,250,001 to \$2,000,000	883	554	- 37.3%
\$2,000,001 to \$5,000,000	710	498	- 29.9%
\$5,000,001 and Above	152	178	+ 17.1%
All Price Ranges	7,077	3,904	- 44.8%

Single-Family Homes

08-2019	08-2020	Change	08-2019	08-2020	Change
44	18	- 59.1%	116	61	- 47.4%
579	142	- 75.5%	1,063	579	- 45.5%
1,461	572	- 60.8%	495	419	- 15.4%
867	394	- 54.6%	259	195	- 24.7%
335	185	- 44.8%	113	109	- 3.5%
704	391	- 44.5%	179	163	- 8.9%
615	408	- 33.7%	95	90	- 5.3%
144	169	+ 17.4%	8	9	+ 12.5%
4,749	2,279	- 52.0%	2,328	1,625	- 30.2%

Condos - Townhomes

By Square Feet	08-2019	08-2020	Change
1,500 Sq Ft and Below	2,498	1,596	- 36.1%
1,501 to 2,000 Sq Ft	1,358	684	- 49.6%
2,001 to 3,000 Sq Ft	1,546	722	- 53.3%
3,001 to 4,000 Sq Ft	843	402	- 52.3%
4,001 to 6,000 Sq Ft	553	280	- 49.4%
6,001 Sq Ft and Above	275	216	- 21.5%
All Square Footage	7,077	3,904	- 44.8%

08-2019	08-2020	Change	08-2019	08-2020	Change
886	451	- 49.1%	1,612	1,145	- 29.0%
856	389	- 54.6%	502	295	- 41.2%
1,360	570	- 58.1%	186	152	- 18.3%
817	378	- 53.7%	26	24	- 7.7%
551	272	- 50.6%	2	8	+ 300.0%
275	215	- 21.8%	0	1	--
4,749	2,279	- 52.0%	2,328	1,625	- 30.2%

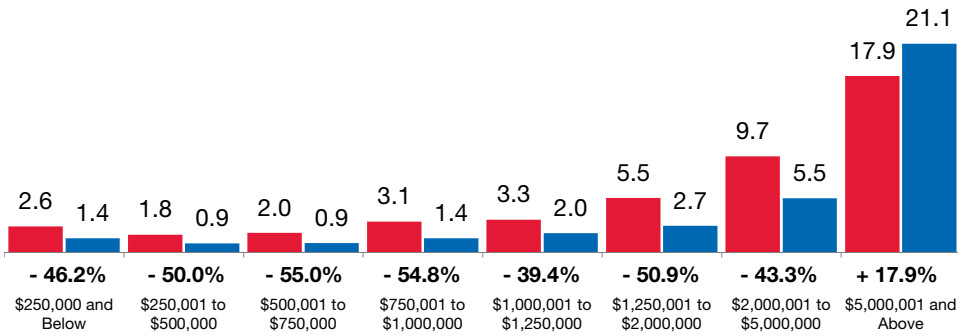


Months Supply of Inventory

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.

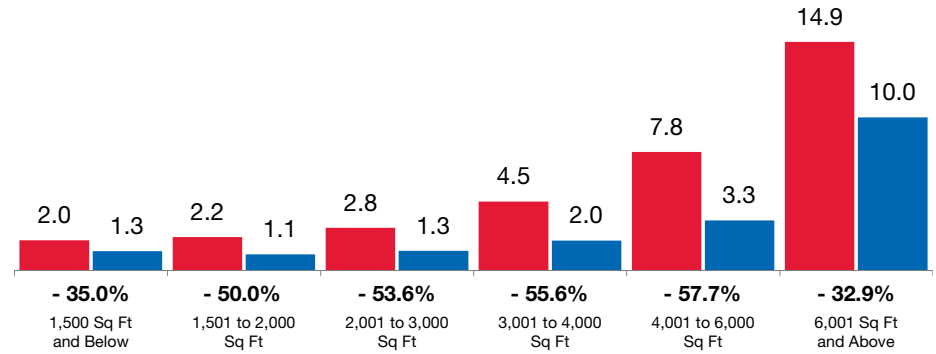
By Price Range

■ 08-2019 ■ 08-2020



By Square Feet

■ 08-2019 ■ 08-2020



All Properties

By Price Range	08-2019	08-2020	Change
\$250,000 and Below	2.6	1.4	-46.2%
\$250,001 to \$500,000	1.8	0.9	-50.0%
\$500,001 to \$750,000	2.0	0.9	-55.0%
\$750,001 to \$1,000,000	3.1	1.4	-54.8%
\$1,000,001 to \$1,250,000	3.3	2.0	-39.4%
\$1,250,001 to \$2,000,000	5.5	2.7	-50.9%
\$2,000,001 to \$5,000,000	9.7	5.5	-43.3%
\$5,000,001 and Above	17.9	21.1	+17.9%
All Price Ranges	2.6	1.4	-46.2%

Single-Family Homes

08-2019	08-2020	Change
6.2	2.3	-62.9%
1.6	0.6	-62.5%
1.8	0.7	-61.1%
2.8	1.1	-60.7%
2.8	1.4	-50.0%
5.0	2.2	-56.0%
9.3	5.0	-46.2%
17.6	20.3	+15.3%
2.6	1.3	-50.0%

Condos - Townhomes

08-2019	08-2020	Change
2.1	1.3	-38.1%
1.9	1.1	-42.1%
2.5	1.8	-28.0%
4.7	3.0	-36.2%
6.7	5.5	-17.9%
9.3	6.6	-29.0%
13.4	8.5	-36.6%
8.0	9.0	+12.5%
2.6	1.7	-34.6%

By Square Feet

08-2019	08-2020	Change
2.0	1.3	-35.0%
2.2	1.1	-50.0%
2.8	1.3	-53.6%
4.5	2.0	-55.6%
7.8	3.3	-57.7%
14.9	10.0	-32.9%
2.6	1.4	-46.2%

08-2019	08-2020	Change
1.6	0.9	-43.8%
1.8	0.8	-55.6%
2.6	1.1	-57.7%
4.4	1.9	-56.8%
7.8	3.2	-59.0%
15.0	10.0	-33.3%
2.6	1.3	-50.0%

08-2019	08-2020	Change
2.2	1.6	-27.3%
3.3	1.7	-48.5%
5.7	4.5	-21.1%
14.9	10.0	-32.9%
1.6	8.0	+400.0%
--	--	--
2.6	1.7	-34.6%

